

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/133 Cochrane Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,080,500

Property Type Unit

Suburb Brighton

Period - From 01/10/2019

to

31/12/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11 Brown St BRIGHTON EAST 3187	\$1,170,000	15/02/2020
2	4/5 William St BRIGHTON 3186	\$1,121,000	15/02/2020
3	5/140 Head St BRIGHTON 3186	\$1,120,000	26/10/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/02/2020 09:25

Jesse Raeburn

03 8578 0388

0429 193 978

jesseraeburn@theagency.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

December quarter 2019: \$1,080,500



2 1 1

Property Type: Unit

Land Size: 310 sqm approx

Agent Comments

Overflowing with stylish contemporary character which is matched by a relaxed low-maintenance layout and a Brighton location that you will never get tired of, this exceptional 2 bedroom villa is a breath of fresh air.

Comparable Properties



11 Brown St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$1,170,000

Method: Auction Sale

Date: 15/02/2020

Property Type: House (Res)



4/5 William St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$1,121,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Villa



5/140 Head St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,120,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 4

Property Type: Unit