# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,080,500	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ado	dress 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





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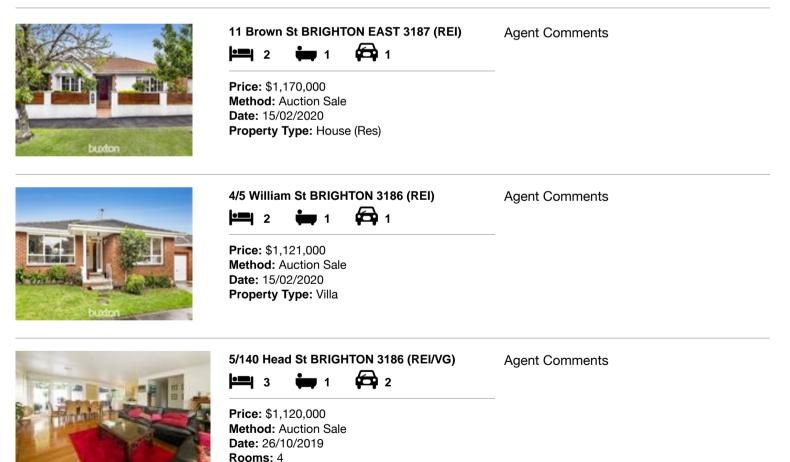


Property Type: Unit Land Size: 310 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price December quarter 2019: \$1,080,500

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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**



Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957

Property Type: Unit



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.