

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

3/76 Whyte 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 \$1,140,000

Property Type Unit

Suburb Brighton

Period - From 11/10/2020

to 10/10/2021

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	1/142 Were St BRIGHTON 3186	\$1,360,000	19/06/2021
2	3/18 William St BRIGHTON 3186	\$1,250,000	01/05/2021
3			

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:

11/10/2021 12:22



2 1 2

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

11/10/2020 - 10/10/2021: \$1,140,000

Comparable Properties



1/142 Were St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 1

Price: \$1,360,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Unit



3/18 William St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Unit

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.