

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

3/72 ROSLYN STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$779,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,315,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
5/270 ST KILDA STREET BRIGHTON VIC 3186	\$940,000	14-Feb-24

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 6 months.

This Statement of Information was prepared on: 01 July 2024

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**5/270 ST KILDA STREET
BRIGHTON VIC 3186**

 2  1  1

Sold Price **\$940,000** Sold Date **14-Feb-24**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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