

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

27/149 Male Street, Brighton Vic 3186

Indicative selling price

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

Range between \$920,000

&

\$960,000

Median sale price

Median price \$1,021,250

Property Type Unit

Suburb Brighton

Period - From 17/08/2021

to 16/08/2022

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	6/197 Bay St BRIGHTON 3186	\$950,000	26/03/2022
2	26/171 Church St BRIGHTON 3186	\$925,000	05/07/2022
3	36/171 Church St BRIGHTON 3186	\$925,000	26/04/2022

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:

17/08/2022 15:18

27/149 Male Street, Brighton Vic 3186



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$920,000 - \$960,000

Median Unit Price

17/08/2021 - 16/08/2022: \$1,021,250

Comparable Properties

6/197 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$950,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Apartment



26/171 Church St BRIGHTON 3186 (REI)

Agent Comments

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Price: \$925,000

Method: Private Sale

Date: 05/07/2022

Property Type: Apartment



36/171 Church St BRIGHTON 3186 (REI/VG)

Agent Comments

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Price: \$925,000

Method: Private Sale

Date: 26/04/2022

Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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