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

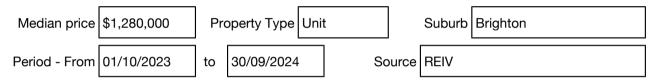
101/56 Wilson Street, Brighton Vic 3186

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$2,600,000

Median sale price



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	202/68 Black St BRIGHTON 3186	\$2,685,000	12/10/2024
2	4/12 Black St BRIGHTON 3186	\$2,400,000	17/06/2024
3	201/74 Well St BRIGHTON 3186	\$2,515,000	24/05/2024

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.

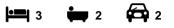
This Statement of Information was prepared on:

17/10/2024 15:22









Property Type: Apartment Agent Comments

Indicative Selling Price \$2,600,000 **Median Unit Price** Year ending September 2024: \$1,280,000

Comparable Properties



202/68 Black St BRIGHTON 3186 (REI)

4/12 Black St BRIGHTON 3186 (REI)

J 3



Price: \$2,685,000 Method: Private Sale Date: 12/10/2024 Property Type: Apartment Agent Comments



Price: \$2,400,000 Method: Private Sale Date: 17/06/2024

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Agent Comments



Property Type: Apartment

201/74 Well St BRIGHTON 3186 (REI/VG)



6 3

Price: \$2,515,000 Method: Private Sale Date: 24/05/2024 Property Type: Apartment Agent Comments

Account - Jellis Craig | P: 03 9864 5000



propertydata

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