

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

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

Single price \$2,600,000

Median sale price

Median price \$1,280,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2023

to 30/09/2024

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	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



3 2 2

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)

Agent Comments

3 2 4

Price: \$2,685,000

Method: Private Sale

Date: 12/10/2024

Property Type: Apartment



4/12 Black St BRIGHTON 3186 (REI)

Agent Comments

3 3 3

Price: \$2,400,000

Method: Private Sale

Date: 17/06/2024

Property Type: Apartment



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

Agent Comments

3 4 2

Price: \$2,515,000

Method: Private Sale

Date: 24/05/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000