

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

101/1 Bryson Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$2,350,000 & \$2,500,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Brighton

Period - From 06/05/2023 to 05/05/2024 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 | 303/74 Well St BRIGHTON 3186 | \$2,450,000 | 05/04/2024 |
| 2 | 102/68 Black St BRIGHTON 3186 | \$2,400,000 | 27/02/2024 |
| 3 | 101/66 Black St BRIGHTON 3186 | \$2,350,000 | 31/03/2024 |

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: 06/05/2024 10:45



Property Type:
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median Unit Price
06/05/2023 - 05/05/2024: \$1,100,000

Comparable Properties

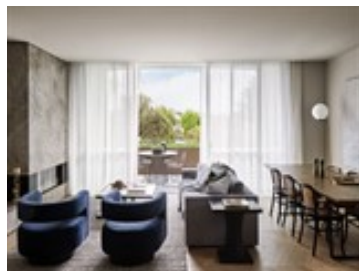


303/74 Well St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,450,000
Method: Private Sale
Date: 05/04/2024
Property Type: Apartment



102/68 Black St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment



101/66 Black St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,350,000
Method: Private Sale
Date: 31/03/2024
Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400