

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

18/17 COCHRANE 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

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,203,955

Property type

Unit

Suburb

Brighton

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 207/116 MARTIN STREET BRIGHTON VIC 3186 | \$630,000 | 19-Oct-24 |
| 2/435-437 ST KILDA STREET ELWOOD VIC 3184 | \$650,000 | 09-Sep-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: 04 February 2025



**207/116 MARTIN STREET
BRIGHTON VIC 3186**

2 1 1

Sold Price **\$630,000** Sold Date **19-Oct-24**

Distance **0.81km**



**2/435-437 ST KILDA STREET
ELWOOD VIC 3184**

2 1 1

Sold Price **\$650,000** Sold Date **09-Sep-24**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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