

# 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

3/83 Asling Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$1,312,500

Property Type

Unit

Suburb

Brighton

Period - From

01/07/2022

to

30/06/2023

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	10/83 Asling St BRIGHTON 3186	\$747,500	03/10/2023
2	15/83 Asling St BRIGHTON 3186	\$725,000	23/06/2023
3	107/81 Asling St BRIGHTON 3186	\$720,000	26/07/2023

**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:

10/10/2023 15:27

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**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

Year ending June 2023: \$1,312,500



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

10/83 Asling St BRIGHTON 3186 (REI)

Agent Comments

- - -

**Price:** \$747,500

**Method:**

**Date:** 03/10/2023

**Property Type:** Apartment



15/83 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

**Price:** \$725,000

**Method:** Private Sale

**Date:** 23/06/2023

**Property Type:** Apartment

107/81 Asling St BRIGHTON 3186 (REI)

Agent Comments

2 2 1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 26/07/2023

**Property Type:** Unit