# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Address	101/1 Bryson Avenue, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

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

Range between \$2,050,000 &	\$2,150,000
-----------------------------	-------------

### Median sale price

Median price	\$1,287,500	Pro	perty Type	Jnit		Suburb	Brighton
Period - From	04/09/2023	to	03/09/2024	Sc	urce	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 sixmonths 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	202/32 Black St BRIGHTON 3186	\$2,050,000	12/03/2024
2			
3			

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:	04/09/2024 13:51





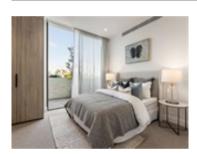




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$2,050,000 - \$2,150,000 Median Unit Price 04/09/2023 - 03/09/2024: \$1,287,500

# Comparable Properties



202/32 Black St BRIGHTON 3186 (REI/VG)

**-** 2

**—** 



**2** 

Price: \$2,050,000 Method: Private Sale Date: 12/03/2024

Property Type: Apartment

Agent Comments

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.

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



