

## 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

304/116 MARTIN 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) (\*Delete single price or range as applicable)

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

Unit

Suburb

Brighton

Period-from

01 May 2021

to

30 Apr 2022

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

9/317 NEW STREET BRIGHTON VIC 3186	\$530,000	08-Nov-21
10/201 ORMOND ROAD ELWOOD VIC 3184	\$500,000	25-Oct-21
4/91 ORMOND ROAD ELWOOD VIC 3184	\$480,000	04-Dec-21

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: 24 May 2022




**9/317 NEW STREET BRIGHTON VIC 3186** Sold Price **\$530,000** Sold Date **08-Nov-21**

 1
  1
  1
 Distance -




**10/201 ORMOND ROAD ELWOOD VIC 3184** Sold Price **\$500,000** Sold Date **25-Oct-21**

 1
  1
  1
 Distance -



**4/91 ORMOND ROAD ELWOOD VIC 3184** Sold Price **\$480,000** Sold Date **04-Dec-21**

 1
  1
  1
 Distance -

RS = Recent sale      UN = Undisclosed Sale

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