

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

14/8 Wright Street, Brighton Vic 3186

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,080,000

Property Type Unit

Suburb Brighton

Period - From 01/01/2020

to 31/12/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	1/279 New St BRIGHTON 3186	\$1,030,000	19/03/2021
2	3/913 Hampton St BRIGHTON 3186	\$999,999	08/02/2021
3	4/86 Martin St BRIGHTON 3186	\$985,000	20/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

11/04/2021 09:08

14/8 Wright Street, Brighton Vic 3186

NICK JOHNSTONE
your personal agent

Simone Chin

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Indicative Selling Price

\$950,000

Median Unit Price

Year ending December 2020: \$1,080,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/279 New St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$1,030,000

Method: Private Sale

Date: 19/03/2021

Property Type: Unit

Land Size: 93 sqm approx



3/913 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$999,999

Method: Private Sale

Date: 08/02/2021

Property Type: Unit



4/86 Martin St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$985,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Unit

Land Size: 277 sqm approx

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