

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 12/83 Asling Street, Brighton

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$559,000

or range between

&

Median sale price

Median price \$1,394,500

Property type Apartment

Suburb Brighton

Period - From 01/04/2024

to 30/06/2024

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 |
|--------------------------------------|-----------|--------------|
| 107/209-211 Bay Street, Brighton | \$490,000 | 05/09/2024 |
| 5/11-118 Gardenvale Road, Gardenvale | \$540,000 | 01/08/2024 |
| 140/211 Bay Street, Brighton | \$560,000 | 28/05/2024 |

This Statement of Information was prepared on: 18/09/2024