

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

Apartment 7, 35-39 Male Street, Brighton VIC 3186

Indicative selling price

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

Single price

\$3,987,500

Median sale price

Median price

\$1,142,999

Property type

Apartment

Suburb

Brighton, VIC 3186

Period - From

July 2022

to

June 2023

Source

Realestate.com.au

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 Penthouse/41A Black Street, Brighton	\$3,900,000	24 TH Feb 2023
2 3/31-39 Male Street, Brighton	\$4,085,000	22 ND Jun 2023
3 G06/28-30 Boxshall Street, Brighton	\$3,645,000	15 TH Mar 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:

26/07/2023