

Statement of Information

1st March 2019

8/55 New Street, BRIGHTON VIC, 3186

3 bedroom, 3 bathroom, 2 car parks plus study



Indicative Selling Price

Range between **\$1,650,000 - \$1,750,000**

Median Sale Price - \$1,550,000 for a 3 bedroom unit in suburb Brighton from 1 Feb 2017 - 19 Feb 2018. Sourced from www.realestate.com.au

Comparable Property Sales

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	Features	Sale Date	Sale Price
1.	2/ 303-305 New Street Brighton, VIC, 3186	3 bed, 3 bath, 2 car	11 Nov 2017	\$1,775,000
2.	1/164 Esplanade Brighton, VIC, 3186	3 bed, 2 bath, 2 car	25 Nov 2017	\$2,060,000
3.	5/2 Male Street Brighton, VIC, 3186	3 bed, 2 bath, 2 car	29 Nov 2017	\$1,975,000

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.