Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/138 New Street, Brighton Vic 3186

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|-----|-----------------|--------|-----------------|--|--|--|
| Single price | e \$499,000 | | | | | | | |
| Median sale price | | | | | | | | |
| Median price | \$1,263,000 | Pro | perty Type Unit | | Suburb Brighton | | | |
| Period - From | 01/01/2023 | to | 31/12/2023 | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 7/138 New St BRIGHTON 3186 | \$475,000 | 11/09/2023 |
| 2 | | | |
| 3 | | | |

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:

20/02/2024 11:38









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$499,000 Median Unit Price Year ending December 2023: \$1,263,000

Comparable Properties



7/138 New St BRIGHTON 3186 (VG)



Price: \$475,000 Method: Sale Date: 11/09/2023 Property Type: Flat/Unit/Apartment (Res) Agent Comments

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.

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propertydata



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