## 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

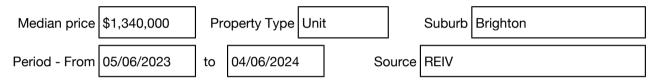
103/64 Black Street, Brighton Vic 3186

## Indicative selling price

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Single price \$2,700,000

#### Median sale price



## 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	201/74 Well St BRIGHTON 3186	\$2,515,000	24/05/2024
2	102/68 Black St BRIGHTON 3186	\$2,400,000	27/02/2024
3	102/68 Black St BRIGHTON 3186	\$2,400,000	27/02/2024

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:

05/06/2024 11:10







**Property Type:** Agent Comments Indicative Selling Price \$2,700,000 Median Unit Price 05/06/2023 - 04/06/2024: \$1,340,000

# **Comparable Properties**



201/74 Well St BRIGHTON 3186 (REI)



Price: \$2,515,000 Method: Private Sale Date: 24/05/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$2,400,000 Method: Private Sale Date: 27/02/2024 Property Type: Apartment

**-** 3

102/68 Black St BRIGHTON 3186 (REI)

102/68 Black St BRIGHTON 3186 (REI)

2



Agent Comments



Price: \$2,400,000 Method: Private Sale Date: 27/02/2024 Property Type: Apartment

## Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566



property data

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