

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

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

Single price \$2,700,000

Median sale price

Median price \$1,340,000

Property Type Unit

Suburb Brighton

Period - From 05/06/2023

to 04/06/2024

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
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

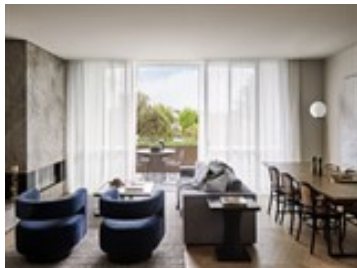


201/74 Well St BRIGHTON 3186 (REI)

Agent Comments



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

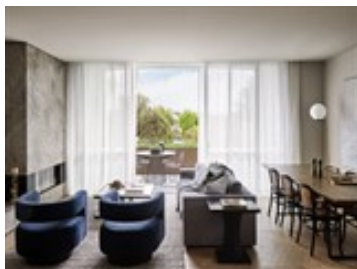


102/68 Black St BRIGHTON 3186 (REI)

Agent Comments



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



102/68 Black St BRIGHTON 3186 (REI)

Agent Comments



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