

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

2/88 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$1,018,500 Property Type Unit Suburb Brighton

Period - From 01/07/2021 to 30/09/2021 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	2/11 Clinton St BRIGHTON EAST 3187	\$930,000	06/07/2021
2	4/87 Thomas St BRIGHTON EAST 3187	\$910,000	15/07/2021
3	5/14 Mills St HAMPTON 3188	\$885,000	02/10/2021

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:

16/11/2021 12:09



Property Type: Unit

Agent Comments

Comparable Properties



2/11 Clinton St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 06/07/2021

Rooms: 3

Property Type: Unit



4/87 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$910,000

Method: Sold Before Auction

Date: 15/07/2021

Property Type: Unit



5/14 Mills St HAMPTON 3188 (REI)

Agent Comments



Price: \$885,000

Method: Auction Sale

Date: 02/10/2021

Property Type: Unit