

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

6/72 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,547,500 Property Type Unit Suburb Brighton

Period - From 01/10/2021 to 31/12/2021 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	2/88 Roslyn St BRIGHTON 3186	\$980,000	04/12/2021
2	7/30 Roslyn St BRIGHTON 3186	\$970,000	19/10/2021
3	30/197 Bay St BRIGHTON 3186	\$958,000	17/12/2021

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:

10/03/2022 15:31

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Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

December quarter 2021: \$1,547,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/88 Roslyn St BRIGHTON 3186 (VG)

Agent Comments

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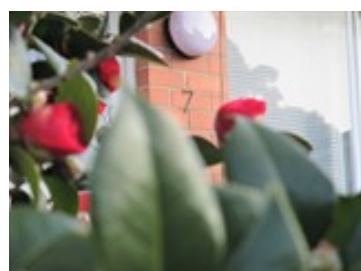
Price: \$980,000

Method: Sale

Date: 04/12/2021

Property Type: Development Site (Res)

Land Size: 113 sqm approx



7/30 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$970,000

Method: Private Sale

Date: 19/10/2021

Property Type: Townhouse (Single)

Land Size: 346 sqm approx



30/197 Bay St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$958,000

Method: Sale

Date: 17/12/2021

Property Type: Flat/Unit/Apartment (Res)