

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

6/36 Esplanade, Brighton Vic 3186

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,345,000 Property Type Unit Suburb Brighton

Period - From 14/02/2024 to 13/02/2025 Source Property Data

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	103/64 Black St BRIGHTON 3186	\$2,300,000	03/02/2025
2	104/12 Lindsay St BRIGHTON 3186	\$2,257,400	19/12/2024
3	2/19 Halifax St BRIGHTON 3186	\$2,350,000	11/12/2024

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:

14/02/2025 08:10


 3
  2
  2
Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median Unit Price

14/02/2024 - 13/02/2025: \$1,345,000

Comparable Properties

**103/64 Black St BRIGHTON 3186 (REI)**

Agent Comments

 3
  3
  2
Price: \$2,300,000**Method:** Private Sale**Date:** 03/02/2025**Property Type:** Apartment**104/12 Lindsay St BRIGHTON 3186 (REI)**

Agent Comments

 3
  2
  2
Price: \$2,257,400**Method:** Private Sale**Date:** 19/12/2024**Property Type:** Apartment**2/19 Halifax St BRIGHTON 3186 (VG)**

Agent Comments

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  -
  -
Price: \$2,350,000**Method:** Sale**Date:** 11/12/2024**Property Type:** Strata Unit/Flat

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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