

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

26/149 Male Street, Brighton Vic 3186

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,312,500 Property Type Unit Suburb Brighton

Period - From 01/01/2022 to 31/12/2022 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	4/8 Clarkson Av BRIGHTON 3186	\$1,055,000	03/12/2022
2	3/5 Bent St BRIGHTON 3186	\$972,500	04/03/2023
3	147b Male St BRIGHTON 3186	\$900,000	21/10/2022

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:

23/05/2023 12:43



3 3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

Year ending December 2022: \$1,312,500

Comparable Properties



4/8 Clarkson Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,055,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Townhouse (Res)



3/5 Bent St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$972,500

Method: Private Sale

Date: 04/03/2023

Property Type: Unit



147b Male St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 2

Price: \$900,000

Method: Private Sale

Date: 21/10/2022

Property Type: Townhouse (Single)