## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$1,312,500	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ade	dress 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









**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)



Price: \$1,055,000 Method: Auction Sale Date: 03/12/2022 Property Type: Townhouse (Res) Agent Comments



Price: \$972,500 Method: Private Sale Date: 04/03/2023 Property Type: Unit

2

147b Male St BRIGHTON 3186 (REI/VG)

2 🙀 2 🏟 2

Price: \$900,000 Method: Private Sale Date: 21/10/2022 Property Type: Townhouse (Single)

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



propertydata com.au

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Agent Comments

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