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

1/117 Cochrane Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$790,000		&		\$850,000			
Median sale p	rice							
Median price	\$1,154,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	18/03/2024	to	17/03/2025		So	urce	Property	y 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.

Ado	dress of comparable property	Price	Date of sale
1	17/378 Glen Huntly Rd ELSTERNWICK 3185	\$815,000	30/11/2024
2	2/14 Enfield Rd BRIGHTON 3186	\$820,000	29/10/2024
3	2/29 Pine Av ELWOOD 3184	\$830,000	19/10/2024

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:

18/03/2025 09:57





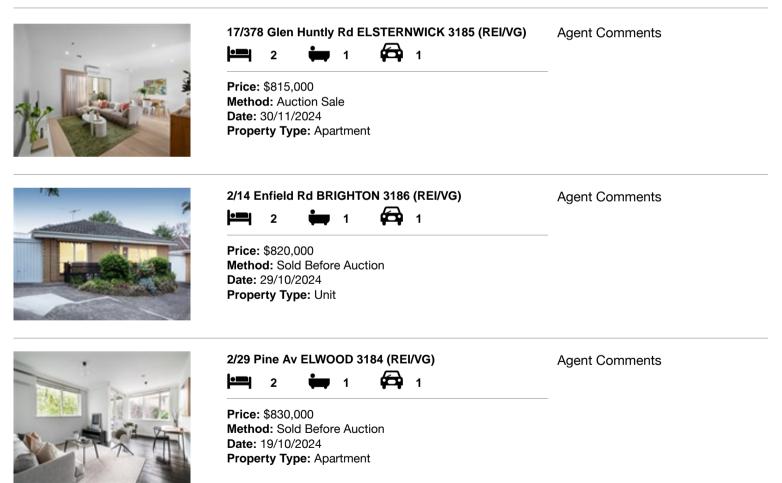




Property Type: Villa Agent Comments

Indicative Selling Price \$790,000 - \$850,000 Median Unit Price 18/03/2024 - 17/03/2025: \$1,154,000

Comparable Properties



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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