## 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

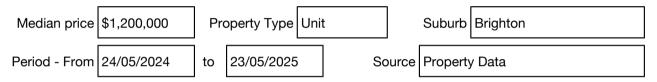
8/16 Warriston Street, Brighton Vic 3186

#### Indicative selling price

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Single price \$410,000

#### Median sale price



#### 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	1/468 Kooyong Rd CAULFIELD SOUTH 3162	\$385,000	16/05/2025
2	213/116 Martin St BRIGHTON 3186	\$445,000	12/04/2025
3	5/18 Cochrane St BRIGHTON 3186	\$410,000	23/03/2025

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:

24/05/2025 16:01









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$410,000 Median Unit Price 24/05/2024 - 23/05/2025: \$1,200,000

# **Comparable Properties**

1/468 Kooyong Rd CAULFIELD SOUTH 3162 (REI) 1 1 1 1 1 1 1 Price: \$385,000 Method: Private Sale Date: 16/05/2025 Property Type: Apartment	Agent Comments
213/116 Martin St BRIGHTON 3186 (REI) 1 1 1 1 1 1 Price: \$445,000 Method: Private Sale Date: 12/04/2025 Property Type: Apartment	Agent Comments
5/18 Cochrane St BRIGHTON 3186 (REI/VG) 1 1 1 1 1 1 1 Price: \$410,000 Method: Private Sale Date: 23/03/2025 Property Type: Apartment	Agent Comments

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



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