

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

3/96 Cole Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,375,000 Property Type Unit Suburb Brighton

Period - From 01/10/2024 to 31/12/2024 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	1/20 Outer Cr BRIGHTON 3186	\$1,311,000	14/12/2024
2	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024
3	1/8 Clarkson Av BRIGHTON 3186	\$1,245,000	09/11/2024

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:

06/03/2025 13:04



3 2 2

Property Type: Villa Unit

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

December quarter 2024: \$1,375,000

Comparable Properties



1/20 Outer Cr BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,311,000

Method: Auction Sale

Date: 14/12/2024

Property Type: Unit



1/67 William St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,200,000

Method: Private Sale

Date: 13/11/2024

Property Type: Unit



1/8 Clarkson Av BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,245,000

Method: Private Sale

Date: 09/11/2024

Property Type: Unit

Account - Atria Real Estate



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