## 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

2/30 Black Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betwee	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,280,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/10/2023	to	30/09/2024		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.

Add	dress of comparable property	Price	Date of sale
1	3/15 Outer Cr BRIGHTON 3186	\$1,650,000	29/08/2024
2	101/30 Rooding St BRIGHTON 3186	\$1,462,000	18/06/2024
3	13/10 St Andrews St BRIGHTON 3186	\$1,650,000	22/05/2024

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:

04/11/2024 12:45









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median Unit Price Year ending September 2024: \$1,280,000

# **Comparable Properties**



3/15 Outer Cr BRIGHTON 3186 (VG)



Agent Comments

Price: \$1,650,000 Method: Sale Date: 29/08/2024 Property Type: Flat/Unit/Apartment (Res)

101/30 Rooding St BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$1,462,000 Method: Private Sale Date: 18/06/2024 Property Type: Unit



13/10 St Andrews St BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$1,650,000 Method: Private Sale Date: 22/05/2024 Property Type: Apartment

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



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