

# 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

126 Cochrane Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,750,000 & \$2,950,000

### Median sale price

Median price \$3,210,000 Property Type House Suburb Brighton

Period - From 01/07/2022 to 30/06/2023 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	6 Tovell St BRIGHTON 3186	\$2,965,000	03/06/2023
2	51 Asling St BRIGHTON 3186	\$2,840,000	17/06/2023
3	78 Shoobra Rd ELSTERNWICK 3185	\$2,750,000	21/06/2023

**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:

18/10/2023 13:25



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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,750,000 - \$2,950,000

**Median House Price**

Year ending June 2023: \$3,210,000

## Comparable Properties



**6 Tovell St BRIGHTON 3186 (REI)**

Agent Comments

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**Price:** \$2,965,000

**Method:** Private Sale

**Date:** 03/06/2023

**Property Type:** House

**Land Size:** 604 sqm approx



**51 Asling St BRIGHTON 3186 (REI)**

Agent Comments

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**Price:** \$2,840,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



**78 Shoobra Rd ELSTERNWICK 3185 (REI)**

Agent Comments

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**Price:** \$2,750,000

**Method:** Private Sale

**Date:** 21/06/2023

**Property Type:** House

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