

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3/191 New 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)

Single price \$1,150,000

### Median sale price

Median price \$1,280,000

Property Type Unit

Suburb Brighton

Period - From 01/10/2023

to 30/09/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	9/249 New St BRIGHTON 3186	\$1,080,000	05/10/2024
2	4/249 New St BRIGHTON 3186	\$1,107,000	21/09/2024
3	3/296 New St BRIGHTON 3186	\$1,220,000	23/09/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/11/2024 14:01



**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties

9/249 New St BRIGHTON 3186 (REI)

**Agent Comments**



**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 05/10/2024

**Property Type:** Unit



4/249 New St BRIGHTON 3186 (REI)

**Agent Comments**



**Price:** \$1,107,000

**Method:** Auction Sale

**Date:** 21/09/2024

**Property Type:** Unit



3/296 New St BRIGHTON 3186 (REI/VG)

**Agent Comments**



**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Unit

**Account - Atria Real Estate**