Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/191 New Street, Brighton Vic 3186
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price	\$1,280,000	Pro	perty Type Ur	nit		Suburb	Brighton
Period - From	01/10/2023	to	30/09/2024	Sc	urce	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.

Ad	dress 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





Simone Chin 03 8680 9461 0403 857 266 simone@atriarealestate.com.au

Indicative Selling Price \$1,150,000 Median Unit Price Year ending September 2024: \$1,280,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

9/249 New St BRIGHTON 3186 (REI)

2

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a

Agent Comments

Price: \$1,080,000 Method: Private Sale Date: 05/10/2024 Property Type: Unit



4/249 New St BRIGHTON 3186 (REI)

2

Price: \$1,107,000



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Agent Comments

Method: Auction Sale Date: 21/09/2024 Property Type: Unit



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

2



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Price: \$1,220,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit Agent Comments

Account - Atria Real Estate





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