

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

1/61 Black Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Brighton

Period - From 19/09/2022 to 18/09/2023 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	1/2 Wilson St BRIGHTON 3186	\$1,160,000	24/06/2023
2	3/7 Bent St BRIGHTON 3186	\$1,080,000	26/04/2023
3	4/5 William St BRIGHTON 3186	\$1,015,000	26/08/2023

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: 19/09/2023 17:37



 2  1  1

Property Type: Villa Unit
Land Size: 275 sqm approx
Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

19/09/2022 - 18/09/2023: \$1,100,000

Comparable Properties



1/2 Wilson St BRIGHTON 3186 (REI)

Agent Comments

 2  1  2

Price: \$1,160,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Unit



3/7 Bent St BRIGHTON 3186 (VG)

Agent Comments

 2  -  -

Price: \$1,080,000
Method: Sale
Date: 26/04/2023
Property Type: Flat/Unit/Apartment (Res)



4/5 William St BRIGHTON 3186 (REI)

Agent Comments

 2  1  1

Price: \$1,015,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit