

# 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 5/171 Church 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 \$1,040,000

### Median sale price

Median price \$1,300,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2023

to 31/03/2024

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	106/32 Warleigh Gr BRIGHTON 3186	\$1,150,000	30/04/2024
2	11/205 Church St BRIGHTON 3186	\$1,045,000	16/03/2024
3	33/149 Male St BRIGHTON 3186	\$1,050,000	07/03/2024

**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:

29/06/2024 11:55



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$1,040,000

**Median Unit Price**

Year ending March 2024: \$1,300,000

## Comparable Properties

**106/32 Warleigh Gr BRIGHTON 3186 (REI)**

Agent Comments

2 2 2

**Price:** \$1,150,000

**Method:**

**Date:** 30/04/2024

**Property Type:** Apartment

**11/205 Church St BRIGHTON 3186 (REI)**

Agent Comments

3 1 1

**Price:** \$1,045,000

**Method:**

**Date:** 16/03/2024

**Property Type:** Apartment

**33/149 Male St BRIGHTON 3186 (REI)**

Agent Comments

2 2 1

**Price:** \$1,050,000

**Method:**

**Date:** 07/03/2024

**Property Type:** Apartment

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