

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

1/12 Brickwood Street, Brighton, VIC 3186

Indicative selling price

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

Single price \$1,500,000 or range between &

Median sale price

Median price \$1,320,000 Property type Unit Suburb BRIGHTON

Period - From 29/08/2023 to 28/08/2024 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 2/96 Cole Street Brighton Vic 3186	\$1,495,000	2024-08-10
2 554 New Street Brighton Vic 3186	\$1,503,000	2024-06-15
3 9/18 Normanby Street Brighton Vic 3186	\$1,480,000	2024-06-04

This Statement of Information was prepared on: 29/08/2024

