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	60 Black Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

Median sale price

Median price	\$1,375,000	Pro	pperty Type Un	it		Suburb	Brighton
Period - From	01/10/2024	to	31/12/2024	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	12 Whyte St BRIGHTON 3186	\$2,075,000	07/12/2024
2	14 York St BRIGHTON 3186	\$2,012,000	16/11/2024
3	1a Belle Av BRIGHTON 3186	\$2,750,000	29/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/02/2025 10:51













Property Type: House **Agent Comments**

Indicative Selling Price \$2,000,000 - \$2,200,000 **Median Unit Price** December quarter 2024: \$1,375,000

Comparable Properties



12 Whyte St BRIGHTON 3186 (REI)

Price: \$2,075,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res)

Agent Comments



14 York St BRIGHTON 3186 (REI)

3



Price: \$2,012,000 Method: Private Sale Date: 16/11/2024 Property Type: House **Agent Comments**



1a Belle Av BRIGHTON 3186 (REI/VG)

Price: \$2,750,000 Method: Private Sale Date: 29/10/2024 Property Type: House Land Size: 393 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999





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