

# 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

3/142 Were 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)

Range between \$975,000 & \$1,050,000

### Median sale price

Median price \$1,400,000 Property Type Unit Suburb Brighton

Period - From 01/01/2024 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	10/29 Roslyn St BRIGHTON 3186	\$1,050,000	14/03/2024
2	11/205 Church St BRIGHTON 3186	\$1,045,000	16/03/2024
3	3/104 Roslyn St BRIGHTON 3186	\$935,000	19/02/2024

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:

12/07/2024 09:17



2   1   1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$975,000 - \$1,050,000

**Median Unit Price**

March quarter 2024: \$1,400,000

## Comparable Properties



**10/29 Roslyn St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   1   1

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

**Method:** Sold Before Auction

**Date:** 14/03/2024

**Property Type:** Villa

**Land Size:** 273 sqm approx



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

**Agent Comments**

3   1   1

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

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Villa



**3/104 Roslyn St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$935,000

**Method:** Sold Before Auction

**Date:** 19/02/2024

**Property Type:** Unit

**Account - Hodges** | P: 03 9596 1111 | F: 03 9596 7139