

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

4/249 New Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,200,000

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	5/7 Bent St BRIGHTON 3186	\$1,285,000	25/11/2023
2	3/44 Durrant St BRIGHTON 3186	\$1,250,000	19/04/2024
3	4/25 Cluden St BRIGHTON EAST 3187	\$1,100,000	22/12/2023

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:

18/05/2024 15:37



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,200,000

Median Unit Price

March quarter 2024: \$1,400,000

Comparable Properties



5/7 Bent St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 1

Price: \$1,285,000

Method: Sold Before Auction

Date: 25/11/2023

Property Type: Unit



3/44 Durrant St BRIGHTON 3186 (REI)

Agent Comments

3 1 1

Price: \$1,250,000

Method: Private Sale

Date: 19/04/2024

Property Type: Unit



4/25 Cluden St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 3

Price: \$1,100,000

Method: Private Sale

Date: 22/12/2023

Property Type: Unit

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