

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

5/110 MARTIN STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

8/110 MARTIN STREET BRIGHTON VIC 3186	\$1,200,000	01-Oct-22
9/149 MALE STREET BRIGHTON VIC 3186	\$1,150,000	19-Mar-22
5/32 OUTER CRESCENT BRIGHTON VIC 3186	\$1,300,000	02-May-22

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 6 months.~~

This Statement of Information was prepared on: 09 January 2023



**8/110 MARTIN STREET BRIGHTON
VIC 3186**

3 2 2

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **01-Oct-22**

Distance **0km**



**9/149 MALE STREET BRIGHTON
VIC 3186**

3 2 2

Sold Price **\$1,150,000** Sold Date **19-Mar-22**

Distance **1.14km**



**5/32 OUTER CRESCENT BRIGHTON
VIC 3186**

3 2 2

Sold Price **\$1,300,000** Sold Date **02-May-22**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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