

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 102 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,200,000 & \$3,400,000

Median sale price

Median price \$3,162,750 Property Type House Suburb Brighton

Period - From 01/01/2023 to 31/12/2023 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	114 Cole St BRIGHTON 3186	\$3,400,000	09/09/2023
2	13 Cowper St BRIGHTON 3186	\$3,350,000	25/10/2023
3	13 Foam St ELWOOD 3184	\$3,300,000	28/10/2023

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: 03/02/2024 18:13

102 Cochrane Street, Brighton Vic 3186

NICK JOHNSTONE
your personal agent



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,200,000 - \$3,400,000

Median House Price

Year ending December 2023: \$3,162,750

Comparable Properties



114 Cole St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

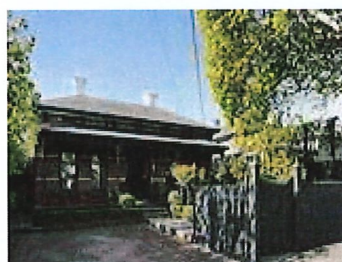
Price: \$3,400,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 543 sqm approx



13 Cowper St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  1

Price: \$3,350,000

Method: Private Sale

Date: 25/10/2023

Property Type: House

Land Size: 579 sqm approx



13 Foam St ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  3

Price: \$3,300,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 519 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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