

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 2/461 New Street, Brighton Vic 3186
Including suburb or locality and postcode

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$1,112,500

Property Type Unit

Suburb Brighton

Period - From 12/08/2022

to 11/08/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	113/81 Asling St BRIGHTON 3186	\$660,000	29/05/2023
2	40/568 New St BRIGHTON 3186	\$625,000	08/11/2022
3	16/26 Warleigh Gr BRIGHTON 3186	\$610,000	10/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

12/08/2023 11:48



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 63 sqm approx

Agent Comments

Large elevated private terrace additional 17 sqm approx

Indicative Selling Price

\$640,000

Median Unit Price

12/08/2022 - 11/08/2023: \$1,112,500

Comparable Properties

113/81 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 29/05/2023

Property Type: Apartment



40/568 New St BRIGHTON 3186 (VG)

Agent Comments



Price: \$625,000

Method: Sale

Date: 08/11/2022

Property Type: Flat/Unit/Apartment (Res)



16/26 Warleigh Gr BRIGHTON 3186 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 10/03/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Atria Real Estate