

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

1/20 Outer Crescent, Brighton Vic 3186

Indicative selling price

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

Single price

\$1,010,000

Median sale price

Median price

\$1,280,000

Property Type

Unit

Suburb

Brighton

Period - From

01/10/2023

to

30/09/2024

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	4/66 Asling St BRIGHTON 3186	\$880,000	18/11/2024
2	4/5 Bent St BRIGHTON 3186	\$980,000	09/08/2024
3	6/67 William St BRIGHTON 3186	\$1,180,000	04/07/2024

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:

12/12/2024 08:44



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,010,000

Median Unit Price

Year ending September 2024: \$1,280,000

Comparable Properties



4/66 Asling St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$880,000

Method: Sold Before Auction

Date: 18/11/2024

Property Type: Unit



4/5 Bent St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$980,000

Method: Private Sale

Date: 09/08/2024

Property Type: Villa



6/67 William St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$1,180,000

Method: Private Sale

Date: 04/07/2024

Property Type: Townhouse (Single)

Land Size: 250 sqm approx

Account - Marshall White | P: 03 9822 9999



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