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

2/35 Black Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,0	00		
Median sale p	rice							
Median price	\$1,312,500	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/07/2022	to	30/06/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/57 Asling St BRIGHTON 3186	\$1,500,000	09/03/2023
2	2/29 Elwood St BRIGHTON 3186	\$1,500,000	12/08/2023
3			

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:

07/09/2023 14:45









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median Unit Price Year ending June 2023: \$1,312,500

Comparable Properties





Price: \$1,500,000 Method: Auction Sale Date: 12/08/2023 Property Type: Villa

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.

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propertydata



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