

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

5b Cecil Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$2,340,000 Property Type House Suburb Brighton East

Period - From 29/03/2022 to 28/03/2023 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	5/14 Burrows St BRIGHTON 3186	\$1,125,000	25/02/2023
2	5/122 North Rd BRIGHTON 3186	\$1,105,000	18/02/2023
3	3/5 Bent St BRIGHTON 3186	\$972,500	04/03/2023

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:

29/03/2023 10:19

5b Cecil Street, Brighton East Vic 3187

**Jellis
Craig**

Michael Minic
9194 1200
0401 445 588

michaelminic@jellisrcraig.com.au



 2  1  1

Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

29/03/2022 - 28/03/2023: \$2,340,000

Comparable Properties



5/14 Burrows St BRIGHTON 3186 (REI)

Agent Comments

 2  1  1

Price: \$1,125,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Unit



5/122 North Rd BRIGHTON 3186 (REI)

Agent Comments

 2  1  1

Price: \$1,105,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Apartment



3/5 Bent St BRIGHTON 3186 (REI)

Agent Comments

 2  1  1

Price: \$972,500
Method: Private Sale
Date: 04/03/2023
Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200



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