### 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

22/149 Male Street, Brighton Vic 3186

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting |        |          |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer   | \$900,000         |      | &            |       | \$990,000 |      |        |          |
| Median sale p   | rice              |      |              |       |           |      |        |          |
| Median price    | \$1,318,750       | Pro  | operty Type  | Unit  |           |      | Suburb | Brighton |
| Period - From   | 01/10/2022        | to   | 30/09/2023   |       | So        | urce | 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.

| Ade | dress of comparable property | Price     | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1   | 7/1-3 Well St BRIGHTON 3186  | \$995,000 | 04/11/2023   |
| 2   | 26/149 Male St BRIGHTON 3186 | \$950,000 | 01/06/2023   |
| 3   | 8/122 North Rd BRIGHTON 3186 | \$935,000 | 09/11/2023   |

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:

14/11/2023 12:11



# NICK JOHNSTONE



Property Type: Flat/Unit/Apartment (Res) Agent Comments Nick Johnstone 03 9553 8300 0414 276 871 nick@nickjohnstone.com.au

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending September 2023: \$1,318,750

## **Comparable Properties**



7/1-3 Well St BRIGHTON 3186 (REI)



Price: \$995,000 Method: Auction Sale Date: 04/11/2023 Property Type: Apartment

Agent Comments

Agent Comments

26/149 Male St BRIGHTON 3186 (REI/VG)



Price: \$950,000 Method: Sold Before Auction Date: 01/06/2023 Property Type: Townhouse (Res)



8/122 North Rd BRIGHTON 3186 (REI)



Agent Comments

Price: \$935,000 Method: Auction Sale Date: 09/11/2023 Property Type: Apartment

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



propertydata

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