

# 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

1/25 North Road, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,312,500

Property Type Unit

Suburb Brighton

Period - From 01/07/2022

to 30/06/2023

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	1/390 New St BRIGHTON 3186	\$1,120,000	05/04/2023
2	1/34 Warleigh Gr BRIGHTON 3186	\$1,050,000	15/03/2023
3	10/55 Wilson St BRIGHTON 3186	\$1,010,000	01/04/2023

**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:

25/07/2023 10:53



3 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending June 2023: \$1,312,500

## Comparable Properties

1/390 New St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$1,120,000

Method: Sale

Date: 05/04/2023

Property Type: Flat/Unit/Apartment (Res)



1/34 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 2

Price: \$1,050,000

Method: Private Sale

Date: 15/03/2023

Property Type: Apartment

10/55 Wilson St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,010,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Unit

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393