

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 99 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$3,222,500 Property Type House Suburb Brighton

Period - From 19/06/2022 to 18/06/2023 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	10 Edgar St BRIGHTON 3186	\$3,173,500	28/05/2023
2	6 Tovell St BRIGHTON 3186	\$2,965,000	03/06/2023
3	51 Asling St BRIGHTON 3186	\$2,840,000	17/06/2023

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: 19/06/2023 17:21



Property Type:
Divorce/Estate/Family Transfers
Land Size: 625 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
19/06/2022 - 18/06/2023: \$3,222,500

Comparable Properties



10 Edgar St BRIGHTON 3186 (REI)

Agent Comments



Price: \$3,173,500
Method: Sold Before Auction
Date: 28/05/2023
Property Type: House (Res)
Land Size: 733 sqm approx



6 Tovell St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,965,000
Method: Private Sale
Date: 03/06/2023
Property Type: House
Land Size: 604 sqm approx



51 Asling St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,840,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139