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

1/32 Loller Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,322,500	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/07/2023	to	30/06/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	6/32 Bay St BRIGHTON 3186	\$1,300,000	29/04/2024
2	1/2 Durrant St BRIGHTON 3186	\$1,325,000	25/03/2024
3	14a Hughes St BRIGHTON EAST 3187	\$1,450,000	07/02/2024

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:

02/08/2024 14:33





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Property Type: Apartment Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median Unit Price** Year ending June 2024: \$1,322,500

Comparable Properties



6/32 Bay St BRIGHTON 3186 (REI)



Price: \$1,300,000 Method: Private Sale Date: 29/04/2024 Property Type: Apartment Agent Comments



Price: \$1.325.000 Method: Private Sale Date: 25/03/2024 Property Type: Unit

3



14a Hughes St BRIGHTON EAST 3187 (REI/VG) **-** 3

2 2

1/2 Durrant St BRIGHTON 3186 (REI/VG)

6 2

Agent Comments

Agent Comments

Price: \$1,450,000 Method: Sold Before Auction Date: 07/02/2024 Property Type: Townhouse (Single)

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



propertydata

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