

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

11A COWPER STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,280,000

Property type

House

Suburb

Brighton

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

7 ROODING STREET BRIGHTON VIC 3186	\$3,075,000	20-Mar-23
51 ASLING STREET BRIGHTON VIC 3186	\$2,840,000	17-Jun-23
6 ENFIELD ROAD BRIGHTON VIC 3186	\$3,450,000	19-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 21 August 2023

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7 ROODING STREET BRIGHTON VIC 3186

 5  4  2

Sold Price

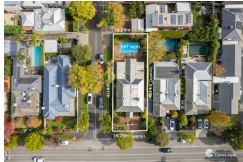
\$3,075,000

Sold Date

20-Mar-23

Distance

0.11km



51 ASLING STREET BRIGHTON VIC 3186

 4  2  2

Sold Price

^{RS} **\$2,840,000**

Sold Date

17-Jun-23

Distance

0.21km



6 ENFIELD ROAD BRIGHTON VIC 3186

 4  2  2

Sold Price

^{RS} **\$3,450,000**

Sold Date

19-Aug-23

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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