#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	5/30 Middle Crescent, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,150,000	&	\$1,200,000
	<b>+</b> 1,100,000		<b>+</b> · ,= · · , · · · ·

#### Median sale price

Median price	\$990,000	Pro	perty Type	Jnit		Suburb	Brighton
Period - From	01/07/2024	to	30/09/2024	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/21 Cluden St BRIGHTON EAST 3187	\$1,203,000	05/12/2024
2	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024
3	4/249 New St BRIGHTON 3186	\$1,107,000	21/09/2024

#### 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:	07/12/2024 16:43



Date of sale







Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$1,150,000 - \$1,200,000 **Median Unit Price** September quarter 2024: \$990,000

## Comparable Properties



5/21 Cluden St BRIGHTON EAST 3187 (REI)



Price: \$1,203,000

Method: Sold Before Auction

Date: 05/12/2024 Property Type: Unit **Agent Comments** 



1/67 William St BRIGHTON 3186 (REI)

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Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 13/11/2024 Property Type: Unit



4/249 New St BRIGHTON 3186 (REI/VG)







**Agent Comments** 



Price: \$1,107,000 Method: Auction Sale Date: 21/09/2024 Property Type: Unit

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





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