

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

101/1 Bryson Avenue, Brighton Vic 3186

Indicative selling price

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

Single price

\$2,350,000

Median sale price

Median price

\$1,300,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2023

to

31/03/2024

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	303/74 Well St BRIGHTON 3186	\$2,450,000	05/04/2024
2	101/66 Black St BRIGHTON 3186	\$2,350,000	31/03/2024
3	102/68 Black St BRIGHTON 3186	\$2,400,000	27/02/2024

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:

29/06/2024 13:08



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,350,000

Median Unit Price

Year ending March 2024: \$1,300,000

Comparable Properties

303/74 Well St BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$2,450,000

Method:

Date: 05/04/2024

Property Type: Apartment

101/66 Black St BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$2,350,000

Method:

Date: 31/03/2024

Property Type: Apartment

102/68 Black St BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$2,400,000

Method:

Date: 27/02/2024

Property Type: Apartment

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