

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 5/90 Were Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,080,000 & \$1,150,000

Median sale price

Median price \$1,322,500 Property Type Unit Suburb Brighton

Period - From 01/07/2023 to 30/06/2024 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	5/29 Pine St BRIGHTON EAST 3187	\$1,125,000	16/03/2024
2	11/45 Grenville St HAMPTON 3188	\$1,100,000	24/02/2024
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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: 06/08/2024 12:17



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,150,000
Median Unit Price
Year ending June 2024: \$1,322,500

Comparable Properties



5/29 Pine St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

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Price: \$1,125,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Apartment



11/45 Grenville St HAMPTON 3188 (REI/VG) **Agent Comments**

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Price: \$1,100,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Apartment

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.