

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

4/5 Bent Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price \$1,263,000

Property Type Unit

Suburb Brighton

Period - From 01/01/2023

to 31/12/2023

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	5/7 Bent St BRIGHTON 3186	\$1,285,000	25/11/2023
2	4/41 Carpenter St BRIGHTON 3186	\$1,180,000	09/12/2023
3	3/110 Carpenter St BRIGHTON 3186	\$1,110,000	16/12/2023

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:

12/02/2024 13:22



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,180,000

Median Unit Price

Year ending December 2023: \$1,263,000

Comparable Properties



5/7 Bent St BRIGHTON 3186 (REI)

Agent Comments

3 1 1

Price: \$1,285,000

Method: Sold Before Auction

Date: 25/11/2023

Property Type: Unit



4/41 Carpenter St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$1,180,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit



3/110 Carpenter St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$1,110,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372