

# 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

3/142 Were Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$985,000

### Median sale price

Median price \$1,394,500

Property Type Unit

Suburb Brighton

Period - From 01/04/2024

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	10/29 Roslyn St BRIGHTON 3186	\$1,050,000	14/03/2024
2	11/205 Church St BRIGHTON 3186	\$1,045,000	16/03/2024
3	49/15 Beach Rd HAMPTON 3188	\$1,030,000	02/03/2024

**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:

22/07/2024 11:22



2   1   1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$985,000

**Median Unit Price**

June quarter 2024: \$1,394,500

## Comparable Properties



**10/29 Roslyn St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 14/03/2024

**Property Type:** Villa

**Land Size:** 273 sqm approx



**11/205 Church St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$1,045,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Villa



**49/15 Beach Rd HAMPTON 3188 (REI/VG)**

**Agent Comments**

2   2   2

**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 02/03/2024

**Property Type:** Apartment

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