

# 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

1/9 Kinane 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)

Range between \$1,550,000

&

\$1,700,000

### 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	643 Hampton St BRIGHTON 3186	\$1,900,000	18/12/2023
2	1/2 Collington Av BRIGHTON 3186	\$1,880,000	16/12/2023
3	2/45 Carpenter St BRIGHTON 3186	\$1,755,000	03/11/2023

**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:

07/02/2024 11:54



**Rooms:** 5  
**Property Type:** Flat  
**Land Size:** 287.415 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,700,000  
**Median Unit Price**  
Year ending December 2023: \$1,263,000

## Comparable Properties



**643 Hampton St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** House



**1/2 Collington Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**



**Price:** \$1,880,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)

**2/45 Carpenter St BRIGHTON 3186 (VG)**

**Agent Comments**



**Price:** \$1,755,000  
**Method:** Sale  
**Date:** 03/11/2023  
**Property Type:** Flat/Unit/Apartment (Res)

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