## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/117 North Road, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Single pric	e \$995,000							
Median sale p	rice							
Median price	\$1,394,500	Pro	operty Type	Unit	t		Suburb	Brighton
Period - From	01/04/2024	to	30/06/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/35 Normanby St BRIGHTON 3186	\$963,000	25/06/2024
2			
3			

OR

**B**<sup>\*</sup> 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:

18/09/2024 09:19









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$995,000 Median Unit Price June quarter 2024: \$1,394,500

# **Comparable Properties**



2/35 Normanby St BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$963,000 Method: Private Sale Date: 25/06/2024 Property Type: Unit

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.

Account - Jellis Craig | P: 03 9864 5000





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