

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,085,000 Property Type Unit Suburb Brighton

Period - From 01/10/2023 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	2/57 Asling St BRIGHTON 3186	\$1,220,000	26/08/2023
2	2/24 Milroy St BRIGHTON EAST 3187	\$1,215,000	29/07/2023
3	4/41 Carpenter St BRIGHTON 3186	\$1,180,000	09/12/2023

**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:

15/01/2024 09:53



 2    1    1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

December quarter 2023: \$1,085,000

## Comparable Properties



**2/57 Asling St BRIGHTON 3186 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** Unit



**2/24 Milroy St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** Townhouse (Res)



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

Agent Comments

 2    1    1

**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Unit

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