

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1/96 Cole Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$1,475,000

&

\$1,575,000

Median sale price

Median price

\$1,120,000

House

Unit

X

Suburb or locality

Brighton

Period - From

01/04/2018

to

31/03/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	275 St Kilda St BRIGHTON 3186	\$1,580,000	24/03/2018
2	301 New St BRIGHTON 3186	\$1,550,000	23/02/2019
3	3/21-25 Wilson St BRIGHTON 3186	\$1,500,000	13/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



3 2 2

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 310 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,575,000
Median Unit Price
Year ending March 2019: \$1,120,000

Comparable Properties



275 St Kilda St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,580,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 311 sqm approx



301 New St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,550,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 1593 sqm approx



3/21-25 Wilson St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 13/03/2018
Rooms: -
Property Type: Apartment
Land Size: 2222 sqm approx