

# 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

22/18 Cochrane 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

\$360,000

### Median sale price

Median price

\$1,000,000

Property Type

Unit

Suburb

Brighton

Period - From

01/07/2019

to

30/09/2019

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	3/41 Clarence St ELSTERNWICK 3185	\$350,500	15/06/2019
2	23/18 Cochrane St BRIGHTON 3186	\$335,000	08/05/2019
3	7/41 Clarence St ELSTERNWICK 3185	\$325,000	18/05/2019

**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:

28/10/2019 12:17

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**Indicative Selling Price**

\$360,000

**Median Unit Price**

September quarter 2019: \$1,000,000



1   1   1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**3/41 Clarence St ELSTERNWICK 3185 (REI/VG)** Agent Comments

1   1   1

**Price:** \$350,500

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** Apartment



**23/18 Cochrane St BRIGHTON 3186 (REI/VG)** Agent Comments

1   1   1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 08/05/2019

**Property Type:** Apartment



**7/41 Clarence St ELSTERNWICK 3185 (REI/VG)** Agent Comments

1   1   1

**Price:** \$325,000

**Method:** Sold Before Auction

**Date:** 18/05/2019

**Property Type:** Apartment