

# 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

11/15-17 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)

Range between \$550,000 & \$590,000

### Median sale price

Median price \$1,080,500 Property Type Unit Suburb Brighton

Period - From 01/10/2019 to 31/12/2019 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	134/209-211 Bay St BRIGHTON 3186	\$580,000	09/10/2019
2	321/380 Bay St BRIGHTON 3186	\$620,000	22/08/2019
3	101/7 Cowra St BRIGHTON 3186	\$625,000	01/10/2019

**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:

23/01/2020 10:57



2   1   1

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$590,000

**Median Unit Price**

December quarter 2019: \$1,080,500

## Comparable Properties



**134/209-211 Bay St BRIGHTON 3186 (REI/VG)**   **Agent Comments**

2   2   1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 09/10/2019

**Property Type:** Apartment



**321/380 Bay St BRIGHTON 3186 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 22/08/2019

**Property Type:** Apartment

**101/7 Cowra St BRIGHTON 3186 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 01/10/2019

**Property Type:** Apartment

**Land Size:** 1946 sqm approx