

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

19/18 Cochrane Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$620,000

&

\$650,000

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	11/15-17 Cochrane St BRIGHTON 3186	\$690,000	15/02/2020
2	7/35 Nepean Hwy ELSTERNWICK 3185	\$659,000	19/03/2020
3	17/129-133 Ormond Esp ELWOOD 3184	\$630,000	14/12/2019

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:

25/03/2020 10:19



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

December quarter 2019: \$1,080,500

Comparable Properties



11/15-17 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Apartment



7/35 Nepean Hwy ELSTERNWICK 3185 (REI)

Agent Comments

2 1 1

Price: \$659,000

Method: Sold Before Auction

Date: 19/03/2020

Property Type: Apartment



17/129-133 Ormond Esp ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 3

Property Type: Apartment