

# 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

1/36 Burrows 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 \$1,475,000

### Median sale price

Median price \$1,111,000

Property Type Unit

Suburb Brighton

Period - From 01/04/2019

to 31/03/2020

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	10 Burrows St BRIGHTON 3186	\$1,595,000	14/03/2020
2	2/51 Champion St BRIGHTON 3186	\$1,520,000	14/12/2019
3	96 Well St BRIGHTON 3186	\$1,512,500	29/02/2020

**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:

18/05/2020 14:45



**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,475,000  
**Median Unit Price**  
Year ending March 2020: \$1,111,000

## Comparable Properties



**10 Burrows St BRIGHTON 3186 (REI/VG)**

**Agent Comments**



**Price:** \$1,595,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Property Type:** House (Res)  
**Land Size:** 1159 sqm approx



**2/51 Champion St BRIGHTON 3186 (REI/VG)**

**Agent Comments**



**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** Unit



**96 Well St BRIGHTON 3186 (REI/VG)**

**Agent Comments**



**Price:** \$1,512,500  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House  
**Land Size:** 381 sqm approx