

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

4/109 Asling Street, Brighton Vic 3186

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$1,172,500 Property Type Unit Suburb Brighton

Period - From 01/04/2020 to 30/06/2020 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	3/196-200 North Rd BRIGHTON EAST 3187	\$910,000	29/02/2020
2	37/149 Male St BRIGHTON 3186	\$870,000	23/03/2020
3	101/34 Warleigh Gr BRIGHTON 3186	\$832,000	29/06/2020

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:

23/07/2020 09:57



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Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median Unit Price
June quarter 2020: \$1,172,500

Comparable Properties



3/196-200 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 1

Price: \$910,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Townhouse (Res)

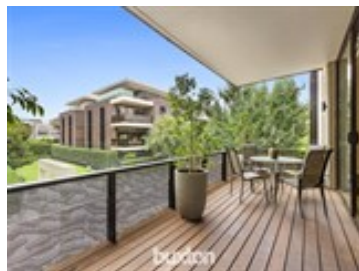


37/149 Male St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$870,000
Method: Sale
Date: 23/03/2020
Property Type: Flat/Unit/Apartment (Res)



101/34 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$832,000
Method: Private Sale
Date: 29/06/2020
Property Type: Apartment