

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

108/7 Cowra Street, Brighton Vic 3186

Indicative selling price

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

Range between \$795,000 & \$845,000

Median sale price

Median price \$1,120,500 Property Type Unit Suburb Brighton

Period - From 01/07/2019 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	101/34 Warleigh Gr BRIGHTON 3186	\$832,000	29/06/2020
2	30/197 Bay St BRIGHTON 3186	\$820,000	25/07/2020
3	13/103 bay St BRIGHTON 3186	\$800,000	11/06/2020

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:

10/08/2020 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$795,000 - \$845,000
Median Unit Price
Year ending June 2020: \$1,120,500

Comparable Properties



101/34 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments



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



30/197 Bay St BRIGHTON 3186 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 25/07/2020
Property Type: Apartment



13/103 bay St BRIGHTON 3186 (REI)

Agent Comments



Price: \$800,000
Method: Sold Before Auction
Date: 11/06/2020
Property Type: Apartment