

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

6/95 Wilson Street, Brighton Vic 3186

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$1,111,000

Property Type Unit

Suburb Brighton

Period - From 09/10/2019

to 08/10/2020

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	206/2 Well St BRIGHTON 3186	\$850,000	07/08/2020
2	2/17 Robinson St BRIGHTON EAST 3187	\$817,500	05/08/2020
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:

09/10/2020 14:11



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$795,000

Median Unit Price
09/10/2019 - 08/10/2020: \$1,111,000

Comparable Properties

206/2 Well St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$850,000
Method: Sale
Date: 07/08/2020
Property Type: Flat/Unit/Apartment (Res)



2/17 Robinson St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 1

Price: \$817,500
Method: Sold Before Auction
Date: 05/08/2020
Property Type: Townhouse (Res)



13/103 bay St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

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