

# 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

5/7 Bent 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)

Range between \$950,000 & \$995,000

### Median sale price

Median price \$1,056,250 Property Type Unit Suburb Brighton

Period - From 01/07/2020 to 30/09/2020 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	2/3 Orchard St BRIGHTON 3186	\$992,500	27/07/2020
2	3/14 Burrows St BRIGHTON 3186	\$975,000	04/07/2020
3	10/110 Martin St BRIGHTON 3186	\$960,000	12/06/2020

**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:

11/11/2020 14:54



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**Property Type:** Unit  
**Land Size:** 131 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$995,000  
**Median Unit Price**  
September quarter 2020: \$1,056,250

## Comparable Properties



2/3 Orchard St BRIGHTON 3186 (REI)

**Agent Comments**

3 1 1

**Price:** \$992,500  
**Method:** Private Sale  
**Date:** 27/07/2020  
**Property Type:** Unit



3/14 Burrows St BRIGHTON 3186 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$975,000  
**Method:** Auction Sale  
**Date:** 04/07/2020  
**Property Type:** Villa



10/110 Martin St BRIGHTON 3186 (VG)

**Agent Comments**

2 - -

**Price:** \$960,000  
**Method:** Sale  
**Date:** 12/06/2020  
**Property Type:** Flat/Unit/Apartment (Res)