

# 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	1/307-309 New Street, Brighton Vic 3186
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$920,000

### Median sale price

Median price	\$1,400,000	Property Type	Unit	Suburb	Brighton
Period - From	01/01/2024	to	31/03/2024	Source	REIV

### Comparable property sales

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	2/129-133 Ormond Esp ELWOOD 3184	\$988,000	27/03/2024
2	6/18 Warleigh Gr BRIGHTON 3186	\$875,000	19/12/2023
3	8/16-20 Warleigh Gr BRIGHTON 3186	\$830,000	02/04/2024

This Statement of Information was prepared on: 01/05/2024