

# 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

1/48-50 Wilson 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 \$1,200,000

&

\$1,300,000

### 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 (\*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	1/16 Bent St BRIGHTON 3186	\$1,406,000	13/04/2024
2	5/7 Bent St BRIGHTON 3186	\$1,285,000	25/11/2023
3	3/44 Durrant St BRIGHTON 3186	\$1,250,000	29/04/2024

**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:

07/05/2024 16:03



3   1   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Unit Price**  
March quarter 2024: \$1,400,000

## Comparable Properties



**1/16 Bent St BRIGHTON 3186 (REI)**

Agent Comments

2   2   2

**Price:** \$1,406,000  
**Method:** Auction Sale  
**Date:** 13/04/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 316 sqm approx



**5/7 Bent St BRIGHTON 3186 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,285,000  
**Method:** Sold Before Auction  
**Date:** 25/11/2023  
**Property Type:** Unit



**3/44 Durrant St BRIGHTON 3186 (REI)**

Agent Comments

3   1   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** Villa

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