## 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

1/63 Roslyn Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$890,000		&		\$950,000				
Median sale price									
Median price	\$1,315,500	Pro	operty Type	Unit			Suburb	Brighton	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/28 New St HAMPTON 3188	\$925,000	30/11/2024
2	2a Granter St BRIGHTON EAST 3187	\$952,800	19/10/2024
3	1/900 Hampton St BRIGHTON 3186	\$945,000	12/10/2024

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:

20/02/2025 15:07









**Property Type:** Strata Unit/Flat Agent Comments Indicative Selling Price \$890,000 - \$950,000 Median Unit Price Year ending December 2024: \$1,315,500

# **Comparable Properties**

5/28 New St HAMPTON 3188 (REI) 2 1 1 1 Price: \$925,000 Method: Auction Sale Date: 30/11/2024 Property Type: Unit	Agent Comments
2a Granter St BRIGHTON EAST 3187 (REI/VG)   2 1 2   Price: \$952,800   Method: Private Sale   Date: 19/10/2024   Property Type: House   Land Size: 267 sqm approx	Agent Comments
1/900 Hampton St BRIGHTON 3186 (REI/VG) 3 1 1 1 Price: \$945,000 Method: Auction Sale Date: 12/10/2024 Property Type: Unit	Agent Comments

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