

# 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 118 Cole 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)

Single price \$2,500,000 or range between &

### Median sale price

Median price \$3,230,000 Property type House Suburb BRIGHTON  
Period - From 25/10/2022 to 24/10/2023 Source core\_logic

### Comparable property sales

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.

| Address of comparable property          | Price       | Date of sale |
|---|-------------|--------------|
| 1 2 Poets Grove Elwood Vic 3184         | \$2,650,000 | 2023-09-09   |
| 2 51 Asling Street Brighton Vic 3186    | \$2,840,000 | 2023-06-17   |
| 3 126 Cochrane Street Brighton Vic 3186 | \$2,920,000 | 2023-10-21   |

This Statement of Information was prepared on: 25/10/2023

