Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	201/64 Black Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000	&	\$3,300,000
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Median sale price

Median price	\$3,350,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/04/2024	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	202/19 Halifax St BRIGHTON 3186	\$3,300,000	28/11/2024
2	1/16 Collins St BRIGHTON 3186	\$3,100,000	28/10/2024
3			

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:	22/04/2025 10:37



Date of sale







Property Type: Agent Comments

Indicative Selling Price \$3,000,000 - \$3,300,000 **Median House Price** Year ending March 2025: \$3,350,000

Comparable Properties



202/19 Halifax St BRIGHTON 3186 (REI/VG)

Agent Comments

Price: \$3,300,000 Method: Private Sale Date: 28/11/2024

Property Type: Apartment Land Size: 343 sqm approx

1/16 Collins St BRIGHTON 3186 (REI/VG)

3



Agent Comments

Price: \$3,100,000 Method: Private Sale Date: 28/10/2024

Property Type: Apartment

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.

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805





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