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 | 201/74 Well Street, Brighton Vic 3186

Indicative selling price

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

Single price | $2,595,000

Median sale price

| Median price | $1,318,750 | Property Type | Unit | Suburb | Brighton |

| Period - From | 01/10/2022 | to | 30/09/2023 | 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	G02/74 Well St BRIGHTON 3186	$2,800,000	13/11/2023
2	102/157 Church St BRIGHTON 3186	$2,570,000	05/09/2023
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: | 21/12/2023 12:04

CONSUMER AFFAIRS VICTORIA

201/74 Well Street, Brighton Vic 3186

🛏 3   🛁 4   🚗 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$2,595,000
Median Unit Price
Year ending September 2023: $1,318,750

Comparable Properties

G02/74 Well St BRIGHTON 3186 (REI)

🛏 3   🛏 3   🚗 2

Price: $2,800,000
Method: Private Sale
Date: 13/11/2023
Property Type: Apartment

Agent Comments

102/157 Church St BRIGHTON 3186 (REI/VG)

🛏 3   🛏 2   🚗 2

Price: $2,570,000
Method: Private Sale
Date: 05/09/2023
Property Type: Apartment

Agent Comments

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 - The Agency Victoria | P: 03 8578 0388