

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



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)

Agent Comments

3 3 2

Price: \$2,800,000

Method: Private Sale

Date: 13/11/2023

Property Type: Apartment



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

Agent Comments

3 2 2

Price: \$2,570,000

Method: Private Sale

Date: 05/09/2023

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 - The Agency Victoria | P: 03 8578 0388



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