

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

204/116 Martin Street, Brighton Vic 3186

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton

Period - From 01/04/2023 to 30/06/2023 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	3/17a Martin St BRIGHTON 3186	\$975,000	15/03/2023
2	9/17a Martin St BRIGHTON 3186	\$925,000	30/06/2023
3	101/116 Martin St BRIGHTON 3186	\$837,500	05/07/2023

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:

05/09/2023 12:35



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$870,000 - \$920,000

Median Unit Price

June quarter 2023: \$1,310,000

Comparable Properties



3/17a Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

2 2 1

Price: \$975,000

Method: Private Sale

Date: 15/03/2023

Property Type: Apartment



9/17a Martin St BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$925,000

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment



101/116 Martin St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$837,500

Method: Sale

Date: 05/07/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139