

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

204/7-9 Cowra Street, Brighton Vic 3186

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$1,120,000 Property Type Unit Suburb Brighton

Period - From 14/11/2022 to 13/11/2023 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	3/83 Asling St BRIGHTON 3186	\$785,000	16/10/2023
2	3/3 Male St BRIGHTON 3186	\$750,000	12/10/2023
3	125/380 Bay St BRIGHTON 3186	\$678,000	09/10/2023

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: 14/11/2023 18:47



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Property Type: House (Res)
Land Size: 71 sqm sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
14/11/2022 - 13/11/2023: \$1,120,000

Comparable Properties



3/83 Asling St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$785,000
Method: Private Sale
Date: 16/10/2023
Property Type: Apartment

3/3 Male St BRIGHTON 3186 (VG)

Agent Comments

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Price: \$750,000
Method: Sale
Date: 12/10/2023
Property Type: Office (Com)
Land Size: 1799 sqm approx



125/380 Bay St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$678,000
Method: Private Sale
Date: 09/10/2023
Property Type: Apartment