## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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7-9 Cowra Street, Brighton Vic 3186
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#### Indicative selling price

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

#### Median sale price

Median price	\$1,120,000	Pro	perty Type Ur	nit		Suburb	Brighton
Period - From	14/11/2022	to	13/11/2023	So	urce	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

Add	dress 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

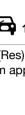
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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)







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

Property Type: Apartment

**Agent Comments** 

3/3 Male St BRIGHTON 3186 (VG)







Price: \$750,000 Method: Sale Date: 12/10/2023

Property Type: Office (Com) Land Size: 1799 sqm approx **Agent Comments** 



125/380 Bay St BRIGHTON 3186 (REI)

**-** 2





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

Property Type: Apartment

**Agent Comments** 

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