

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

3/36 Esplanade Avenue, Brighton Vic 3186
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Indicative selling price

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

Range between

\$3,000,000

 &

\$3,300,000

Median sale price

Median price

\$1,322,500

 Property Type

Unit

 Suburb

Brighton

Period - From

17/04/2023

 to

16/04/2024

 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	102/20b Black St BRIGHTON 3186	\$3,200,000	03/11/2023
2	4/12 Black St BRIGHTON 3186	\$3,125,000	14/11/2023
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:

17/04/2024 14:17



Property Type:
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median Unit Price
17/04/2023 - 16/04/2024: \$1,322,500

Comparable Properties

102/20b Black St BRIGHTON 3186 (VG)

Agent Comments



Price: \$3,200,000
Method: Sale
Date: 03/11/2023
Property Type: Strata Unit/Flat



4/12 Black St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,125,000
Method: Private Sale
Date: 14/11/2023
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.

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