

## 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

3/72 ROSLYN STREET BRIGHTON VIC 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$819,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,312,500

Property type

Unit

Suburb

Brighton

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

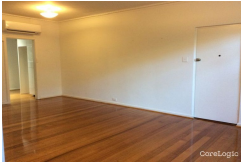
|   |             |           |
|---|-------------|-----------|
| 1/142 NEW STREET BRIGHTON VIC 3186      | \$1,000,000 | 14-Dec-23 |
| 5/270 ST KILDA STREET BRIGHTON VIC 3186 | \$940,000   | 14-Feb-24 |
| 8/122 NORTH ROAD BRIGHTON VIC 3186      | \$935,000   | 09-Nov-23 |

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 6 months.~~

This Statement of Information was prepared on: 09 May 2024

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**1/142 NEW STREET BRIGHTON VIC 3186**

2 1 1

Sold Price

**\$1,000,000**

Sold Date

**14-Dec-23**

Distance

**0.99km**



**5/270 ST KILDA STREET BRIGHTON VIC 3186**

2 1 1

Sold Price

**\$940,000**

Sold Date

**14-Feb-24**

Distance

**1.99km**



**8/122 NORTH ROAD BRIGHTON VIC 3186**

2 1 1

Sold Price

**\$935,000**

Sold Date

**09-Nov-23**

Distance

**2.44km**

RS = Recent sale

UN = Undisclosed Sale

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