# 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

4/5 Bent Street, Brighton Vic 3186

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,085,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	2/57 Asling St BRIGHTON 3186	\$1,220,000	26/08/2023
2	2/24 Milroy St BRIGHTON EAST 3187	\$1,215,000	29/07/2023
3	4/41 Carpenter St BRIGHTON 3186	\$1,180,000	09/12/2023

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:

15/01/2024 09:53









Property Type: Unit Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price December quarter 2023: \$1,085,000

# **Comparable Properties**



2/57 Asling St BRIGHTON 3186 (REI/VG)



Price: \$1,220,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit Agent Comments



2/24 Milroy St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,215,000 Method: Auction Sale Date: 29/07/2023 Property Type: Townhouse (Res)



4/41 Carpenter St BRIGHTON 3186 (REI)



Agent Comments

Price: \$1,180,000 Method: Auction Sale Date: 09/12/2023 Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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