Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/7 Bent Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,150,000		&		\$1,250,000			
Median sale price								
Median price	\$1,318,750	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/10/2022	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2/57 Asling St BRIGHTON 3186	\$1,220,000	26/08/2023
2	4/88 Roslyn St BRIGHTON 3186	\$1,215,000	11/05/2023
3	1/2 Wilson St BRIGHTON 3186	\$1,160,000	24/06/2023

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:

31/10/2023 10:46









Property Type: Unit Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price Year ending September 2023: \$1,318,750

Comparable Properties

2/57 Asling St BRIGHTON 3186 (REI) 2 1 2 2 Price: \$1,220,000 Method: Auction Sale Date: 26/08/2023 Property Type: Unit	Agent Comments
4/88 Roslyn St BRIGHTON 3186 (REI/VG) 3 1 1 1 Price: \$1,215,000 Method: Private Sale Date: 11/05/2023 Property Type: Unit	Agent Comments
1/2 Wilson St BRIGHTON 3186 (REI) 2 1 2 2 Price: \$1,160,000 Method: Auction Sale Date: 24/06/2023 Property Type: Unit	Agent Comments

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





ARKS SALE AND

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