

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

6/18 Normanby Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,900,000 Property Type Townhouse Suburb Brighton

Period - From 28/05/2023 to 27/05/2024 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	3/1 Barkly St BRIGHTON 3186	\$1,580,000	05/04/2024
2	6/32 Bay St BRIGHTON 3186	\$1,300,000	29/04/2024
3	4/97 Martin St BRIGHTON 3186	\$1,290,000	12/01/2024

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: 28/05/2024 14:58



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Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
28/05/2023 - 27/05/2024: \$1,900,000

Comparable Properties



3/1 Barkly St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,580,000
Method: Private Sale
Date: 05/04/2024
Property Type: Townhouse (Single)



6/32 Bay St BRIGHTON 3186 (REI)

Agent Comments

3 3 3

Price: \$1,300,000
Method: Private Sale
Date: 29/04/2024
Property Type: Apartment



4/97 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,290,000
Method: Private Sale
Date: 12/01/2024
Property Type: Townhouse (Single)