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 | 6/18 Normanby Street, Brighton Vic 3186 |
|----------------------|---|
| Including suburb and | • |
| postcode | |
| | |

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 | Pro | perty Type T | ownhouse | | 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.

| Ad | dress 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 |
|--|------------------|





Katie Mactier 0412 541 642

katie@nickjohnstone.com.au **Indicative Selling Price**

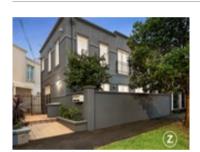




Property Type: Agent Comments

\$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)

=3

6

Price: \$1,580,000 Method: Private Sale Date: 05/04/2024

Property Type: Townhouse (Single)

Agent Comments



6/32 Bay St BRIGHTON 3186 (REI)

-3

6

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

Property Type: Apartment

Agent Comments



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

6

Price: \$1,290,000 Method: Private Sale Date: 12/01/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



