

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

7/126 Were Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,825,000 Property Type Townhouse Suburb Brighton

Period - From 30/04/2023 to 29/04/2024 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 | 5/7 Bent St BRIGHTON 3186 | \$1,285,000 | 25/11/2023 |
| 2 | 3/44 Durrant St BRIGHTON 3186 | \$1,250,000 | 29/04/2024 |
| 3 | | | |

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:

30/04/2024 12:04



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
30/04/2023 - 29/04/2024: \$1,825,000

Comparable Properties



5/7 Bent St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 1

Price: \$1,285,000

Method: Sold Before Auction

Date: 25/11/2023

Property Type: Unit



3/44 Durrant St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Private Sale

Date: 29/04/2024

Property Type: Villa

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.