

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

8/8 Wright Street, Brighton Vic 3186

Indicative selling price

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

Range between \$775,000 & \$850,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton

Period - From 01/04/2023 to 30/06/2023 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	4/121 Cochrane St BRIGHTON 3186	\$836,000	25/02/2023
2	6/20 College St ELSTERNWICK 3185	\$830,000	13/04/2023
3	1/37 Gardenia Rd GARDENVALE 3185	\$820,000	22/05/2023

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:

24/07/2023 15:44



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Property Type: Unit / Villa

Agent Comments

Indicative Selling Price

\$775,000 - \$850,000

Median Unit Price

June quarter 2023: \$1,310,000

Comparable Properties



4/121 Cochrane St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 2

Price: \$836,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit



6/20 College St ELSTERNWICK 3185 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000

Method: Private Sale

Date: 13/04/2023

Property Type: Unit



1/37 Gardenia Rd GARDENVALE 3185 (REI)

Agent Comments

2 1 2

Price: \$820,000

Method: Sold Before Auction

Date: 22/05/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500