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 9 Young Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting				
Range betweer	\$2,400,000		&		\$2,600,000					
Median sale price										
Median price	\$1,875,000	Pro	operty Type	Tow	nhouse		Suburb	Brighton		
Period - From	29/08/2022	to	28/08/2023		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 sixmonths 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	57 Head St BRIGHTON 3186	\$2,600,000	13/07/2023
2	10c Moule Av BRIGHTON 3186	\$2,600,000	05/06/2023
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:

29/08/2023 11:28









Rooms: 8 Property Type: Townhouse (Single) Land Size: 342 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,600,000 Median Townhouse Price 29/08/2022 - 28/08/2023: \$1,875,000

Comparable Properties



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.

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