

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

9 Young Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,875,000 Property Type Townhouse Suburb Brighton

Period - From 29/08/2022 to 28/08/2023 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	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



 3  2  2

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



57 Head St BRIGHTON 3186 (REI)

Agent Comments

 4  2  4

Price: \$2,600,000
Method: Private Sale
Date: 13/07/2023
Property Type: Townhouse (Single)



10c Moule Av BRIGHTON 3186 (REI)

Agent Comments

 3  2  2

Price: \$2,600,000
Method: Sold Before Auction
Date: 05/06/2023
Property Type: Townhouse (Res)

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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