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	4/5 Bent Street, Brighton Vic 3186

Indicative selling price

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

Single price: $999,000

Median sale price

Median price: $1,400,000 Property Type: Unit Suburb: Brighton

Period - From: 01/01/2024 to: 31/03/2024 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	10/29 Roslyn St BRIGHTON 3186	$1,050,000	14/03/2024
2	1/5 William St BRIGHTON 3186	$1,030,000	17/02/2024
3	3/104 Roslyn St BRIGHTON 3186	$935,000	19/02/2024

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: 13/06/2024 16:32

4/5 Bent Street, Brighton Vic 3186



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$999,000
Median Unit Price
March quarter 2024: $1,400,000

Comparable Properties



10/29 Roslyn St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $1,050,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: Villa
Land Size: 273 sqm approx

Agent Comments



1/5 William St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $1,030,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

Agent Comments



3/104 Roslyn St BRIGHTON 3186 (REI/VG)

2 1 1

Price: $935,000
Method: Sold Before Auction
Date: 19/02/2024
Property Type: Unit

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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