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	4/23 South Road Brighton VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,010,000	Property type	Unit	Suburb	Brighton
Period-from	01 Jun 2020	to	31 May 2021	Source	Corelogic

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 6 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
2/34 Wolseley Grove Brighton VIC 3186	$1,305,000	20-Feb-21
1/142 Were Street Brighton VIC 3186	$1,360,000	19-Jun-21
3/18 William Street Brighton VIC 3186	$1,250,000	01-May-21

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 6 months.~~

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2/34 Wolseley Grove Brighton VIC 3186

2 2 1

Sold Price **$1,305,000** Sold Date **20-Feb-21**

Distance **0.67km**



1/142 Were Street Brighton VIC 3186

3 1 1

Sold Price RS **$1,360,000** Sold Date **19-Jun-21**

Distance **0.89km**

3/18 William Street Brighton VIC 3186

3 2 2

Sold Price RS **$1,250,000** Sold Date **01-May-21**

Distance **2.14km**

RS = Recent sale **UN** = Undisclosed Sale

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