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	2/170 Church Street, Brighton Vic 3186

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,150,000 Property Type Unit Suburb Brighton

Period - From 01/01/2022 to 31/03/2022 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	5/57 Asling St BRIGHTON 3186	$1,040,000	16/03/2022
2	1/42 Union St BRIGHTON EAST 3187	$1,035,000	09/04/2022
3	3/22 Warleigh Gr BRIGHTON 3186	$988,000	08/04/2022

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: 22/06/2022 13:44

2/170 Church Street, Brighton Vic 3186

THE AGENCY



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
March quarter 2022: $1,150,000

Comparable Properties



5/57 Asling St BRIGHTON 3186 (REI)

3 1 1

Price: $1,040,000
Method: Sold Before Auction
Date: 16/03/2022
Property Type: Unit

Agent Comments



1/42 Union St BRIGHTON EAST 3187 (REI/VG)

2 1 2

Price: $1,035,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Unit

Agent Comments

3/22 Warleigh Gr BRIGHTON 3186 (VG)

2 - -

Price: $988,000
Method: Sale
Date: 08/04/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388

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