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	6/390-392 New Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,175,000 & $1,225,000

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	202/380 Bay St BRIGHTON 3186	$1,235,000	17/04/2024
2	8/10 St Andrews St BRIGHTON 3186	$1,200,000	08/02/2024
3	106/32 Warleigh Gr BRIGHTON 3186	$1,150,000	30/04/2024

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: 18/06/2024 10:27

HODGES



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,175,000 - $1,225,000
Median Unit Price
March quarter 2024: $1,400,000

Comparable Properties



202/380 Bay St BRIGHTON 3186 (REI/VG)

2 2 2

Price: $1,235,000
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment

Agent Comments

8/10 St Andrews St BRIGHTON 3186 (REI/VG)

2 2 1

Price: $1,200,000
Method: Private Sale
Date: 08/02/2024
Property Type: Apartment

Agent Comments

106/32 Warleigh Gr BRIGHTON 3186 (REI/VG)

2 2 2

Price: $1,150,000
Method: Private Sale
Date: 30/04/2024
Property Type: Unit

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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