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	5/142 Were Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,394,500 Property Type Unit Suburb Brighton

Period - From 01/04/2024 to 30/06/2024 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	5/90 Were St BRIGHTON 3186	$1,160,000	14/08/2024
2	2/4 Seaview Av BRIGHTON 3186	$1,160,000	15/06/2024
3	4/547 Hampton St HAMPTON 3188	$1,170,000	09/04/2024

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: 19/09/2024 09:29

5/142 Were Street, Brighton Vic 3186



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
June quarter 2024: $1,394,500

Comparable Properties



5/90 Were St BRIGHTON 3186 (REI)

2 1 1

Price: $1,160,000
Method: Private Sale
Date: 14/08/2024
Property Type: Unit

Agent Comments



2/4 Seaview Av BRIGHTON 3186 (REI/VG)

3 1 2

Price: $1,160,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Unit

Agent Comments



4/547 Hampton St HAMPTON 3188 (REI/VG)

3 2 2

Price: $1,170,000
Method: Private Sale
Date: 09/04/2024
Property Type: Apartment

Agent Comments

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

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