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	3/21 Were 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 1,275,000 Property Type Unit Suburb BRIGHTON

Period - From 25/05/2024 to 24/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 4/778 Hampton Street Brighton Vic 3186	$960,000	2024-08-12
2 5/7 Keith Court Brighton Vic 3186	$1,035,000	2024-08-16
3 4/16 Black Street Brighton Vic 3186	$1,000,000	2024-09-26

This Statement of Information was prepared on: 25/11/2024