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<br>Including suburb and postcode | 2/568 New Street, Brighton, VIC 3186 |

## Indicative selling price

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

Range between $360,000 & $390,000

## Median sale price

Median price 1,275,000 Property Type Unit Suburb BRIGHTON

Period - From 03/06/2024 to 02/12/2024 Source core_logic

## Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 9/481 Kooyong Road Elsternwick Vic 3185 | $375,000 | 2024-10-31 |
| 2 11/41 Nepean Highway Elsternwick Vic 3185 | $385,000 | 2024-09-04 |
| 3 | | |

This Statement of Information was prepared on: 03/12/2024

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.