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	G02/19 Halifax Street, Brighton Vic 3186

Indicative selling price

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

Range between $2,300,000 & $2,400,000

Median sale price

Median price $1,887,500 Property Type Townhouse Suburb Brighton

Period - From 02/12/2023 to 01/12/2024 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	G05/19 Halifax St BRIGHTON 3186	$2,320,000	08/11/2024
2	4/12 Black St BRIGHTON 3186	$2,400,000	17/06/2024
3	6/12 Black St BRIGHTON 3186	$2,400,000	17/06/2024

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: 02/12/2024 16:26

G02/19 Halifax Street, Brighton Vic 3186



3 2 2

Property Type: Ground Floor Apartment

Agent Comments

Indicative Selling Price
$2,300,000 - $2,400,000
Median Townhouse Price
02/12/2023 - 01/12/2024: $1,887,500

Comparable Properties



G05/19 Halifax St BRIGHTON 3186 (REI)

3 2 2

Price: $2,320,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments

Located at the front of the block - Same accommodation.



4/12 Black St BRIGHTON 3186 (REI)

3 3 3

Price: $2,400,000
Method: Private Sale
Date: 17/06/2024
Property Type: Apartment

Agent Comments

Similar apartment - Same accommodation.



6/12 Black St BRIGHTON 3186 (REI)

2 2 3

Price: $2,400,000
Method: Private Sale
Date: 17/06/2024
Property Type: Apartment

Agent Comments

Similar apartment - Not as new.

Account - Marshall White | P: 03 9822 9999

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