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: 101/16 Carpenter Street, Brighton Vic 3186

Indicative selling price

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

Single price: $2,990,000

Median sale price

Median price: $1,282,500 Property Type: Unit Suburb: Brighton

Period - From: 09/12/2023 to: 08/12/2024 Source: Property Data

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	1/2 Dendy St BRIGHTON 3186	$2,930,000	24/11/2024
2	8/28-30 Bay St BRIGHTON 3186	$2,712,500	23/07/2024
3			

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: 09/12/2024 15:22

Property Type:
Agent Comments

Indicative Selling Price
$2,990,000
Median Unit Price
09/12/2023 - 08/12/2024: $1,282,500

Comparable Properties

1/2 Dendy St BRIGHTON 3186 (REI)

3 2 3

Agent Comments

Price: $2,930,000
Method:
Date: 24/11/2024
Property Type: House

8/28-30 Bay St BRIGHTON 3186 (REI)

3 2 2

Agent Comments

Price: $2,712,500
Method:
Date: 23/07/2024
Property Type: Apartment

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.

Account - Buxton | P: 03 9592 8000

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