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	Unit 7/7 Cowra Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
---------------------------	---	-------------

Median sale price

Median price	\$1,155,000	Pro	perty Type	Jnit		Suburb	Brighton
Period - From	01/01/2021	to	31/03/2021	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	109/30 Warleigh Gr BRIGHTON 3186	\$1,150,000	26/04/2021
2	105/34 Warleigh Gr BRIGHTON 3186	\$905,000	01/03/2021
3	306/26 Warleigh Gr BRIGHTON 3186	\$990,000	20/01/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/07/2021 09:03









Property Type: Apartment Land Size: 1946 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median Unit Price**

March quarter 2021: \$1,155,000

Comparable Properties

109/30 Warleigh Gr BRIGHTON 3186 (REI/VG)



Agent Comments

Price: \$1,150,000 Method: Private Sale Date: 26/04/2021

Property Type: Apartment

105/34 Warleigh Gr BRIGHTON 3186 (REI/VG)

— 2





Agent Comments

Price: \$905,000 Method: Private Sale Date: 01/03/2021

Property Type: Apartment



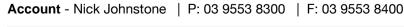
306/26 Warleigh Gr BRIGHTON 3186 (REI/VG)

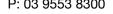
-3

Price: \$990,000 Method: Private Sale Date: 20/01/2021

Property Type: Apartment

Agent Comments





propertydata

