

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

4/461 NEW STREET BRIGHTON VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Unit

Suburb

Brighton

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 10/83 ASLING STREET BRIGHTON VIC 3186 | \$747,500 | 02-Oct-23 |
| 3/83 ASLING STREET BRIGHTON VIC 3186 | \$785,000 | 16-Oct-23 |
| 2/33 CHAMPION STREET BRIGHTON VIC 3186 | \$895,000 | 02-Sep-23 |

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 6 months.~~

This Statement of Information was prepared on: 14 November 2023

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**10/83 ASLING STREET BRIGHTON
VIC 3186**

Sold Price

^{RS} **\$747,500** ^{UN}

Sold Date **02-Oct-23**

2 1 1

Distance **0.77km**



**3/83 ASLING STREET BRIGHTON
VIC 3186**

Sold Price

^{RS} **\$785,000**

Sold Date **16-Oct-23**

2 1 1

Distance **0.79km**



**2/33 CHAMPION STREET
BRIGHTON VIC 3186**

Sold Price

\$895,000

Sold Date **02-Sep-23**

2 1 1

Distance **3.59km**

RS = Recent sale **UN** = Undisclosed Sale

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