

## 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

360A New Street Brighton VIC 3186

### Indicative selling price

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

Single Price

or range  
between

\$3,200,000

&

\$3,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,755,000

Property type

Other

Suburb

Brighton

Period-from

01 Sep 2019

to

31 Aug 2020

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 11 Vaucluse Street Brighton VIC 3186  | \$3,275,000 | 16-Jul-20 |
| 108 Cochrane Street Brighton VIC 3186 | \$3,325,000 | 22-Aug-20 |
| 148 New Street Brighton VIC 3186      | \$3,300,550 | 26-May-20 |

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: 18 September 2020