

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

311/116 Martin 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

Unit

Suburb

Brighton

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/10 Warleigh Grove Brighton VIC 3186	\$480,000	30-May-19
6/29 Nepean Highway Elsternwick VIC 3185	\$476,000	24-Aug-19
302/28 Riddell Parade Elsternwick VIC 3185	\$480,000	02-Sep-19

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 October 2019



3/10 Warleigh Grove Brighton VIC 3186

Sold Price

\$480,000

Sold Date

30-May-19

 1

 1

 1

Distance

0.84km



6/29 Nepean Highway Elsternwick VIC 3185

Sold Price

^{RS} **\$476,000**

Sold Date

24-Aug-19

 2

 1

 1

Distance

1.28km



302/28 Riddell Parade Elsternwick VIC 3185

Sold Price

^{RS} **\$480,000**

Sold Date

02-Sep-19

 1

 1

 1

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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