

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1/4 Carpenter Street, Brighton, VIC, 3186

Including suburb and
postcode

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 \$1,100,000 & \$1,200,000

Median sale price

Median price \$3,380,000 Property Type unit Suburb Brighton

Period - From 18/10/22 to 18/3/22 Source RP 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 3/72 WELL STREET BRIGHTON VIC 3186	\$1,111,111	02-Mar-22
2 3/22 WOLSELEY GROVE BRIGHTON VIC 3186	\$1,285,000	01-Nov-21
3 4/174 CHURCH STREET BRIGHTON VIC 3186	\$1,500,000	15-Feb-22

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: 18/3/2022