

# 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

9/67-69 Well 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)

Single price

\$3,595,000

### Median sale price

Median price

\$1,145,000

Property Type

Unit

Suburb

Brighton

Period - From

27/10/2020

to

26/10/2021

Source

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	Price	Date of sale
1	3/4 Well St BRIGHTON 3186	\$4,000,000	20/05/2021
2	3e Moffat St BRIGHTON 3186	\$3,800,000	06/08/2021
3	3/62 Black St BRIGHTON 3186	\$3,050,000	21/05/2021

**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:

27/10/2021 15:16

3 3 3

**Rooms:** 6  
**Property Type:** Apartment  
**Land Size:** 294 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$3,595,000  
**Median Unit Price**  
27/10/2020 - 26/10/2021: \$1,145,000

## Comparable Properties



**3/4 Well St BRIGHTON 3186 (REI)**

[Agent Comments](#)

3 2 2

**Price:** \$4,000,000  
**Method:** Private Sale  
**Date:** 20/05/2021  
**Property Type:** Apartment

**3e Moffat St BRIGHTON 3186 (VG)**

[Agent Comments](#)

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**Price:** \$3,800,000  
**Method:** Sale  
**Date:** 06/08/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**3/62 Black St BRIGHTON 3186 (VG)**

[Agent Comments](#)

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**Price:** \$3,050,000  
**Method:** Sale  
**Date:** 21/05/2021  
**Property Type:** Strata Unit/Flat