

# 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

1/8 Cavendish Place, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$950,000

### Median sale price

Median price

\$1,394,500

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2024

to

30/06/2024

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	8/36 Crisp St HAMPTON 3188	\$920,000	12/04/2024
2	3/104 Roslyn St BRIGHTON 3186	\$935,000	19/02/2024
3			

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:

30/07/2024 10:52

1/8 Cavendish Place, Brighton Vic 3186

**Jellis  
Craig**

Aqil Saibo

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**Indicative Selling Price**

\$900,000 - \$950,000

**Median Unit Price**

June quarter 2024: \$1,394,500



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/36 Crisp St HAMPTON 3188 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$920,000

**Method:** Private Sale

**Date:** 12/04/2024

**Property Type:** Apartment



**3/104 Roslyn St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$935,000

**Method:** Sold Before Auction

**Date:** 19/02/2024

**Property Type:** Unit

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.

**Account - Jellis Craig | P: 03 9194 1200**



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