

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

304/81 ASLING 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

Unit

Suburb

Brighton

Period-from

01 Jul 2023

to

30 Jun 2024

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

102/81 ASLING STREET BRIGHTON VIC 3186	\$490,000	04-Mar-24
301/81 ASLING STREET BRIGHTON VIC 3186	\$465,000	09-May-24

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: 15 July 2024

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102/81 ASLING STREET BRIGHTON Sold Price **\$490,000** Sold Date **04-Mar-24**
VIC 3186

1 1 1

Distance **0km**



301/81 ASLING STREET BRIGHTON Sold Price **\$465,000** Sold Date **09-May-24**
VIC 3186

1 1 -

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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