### 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

201/67-69 Well Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ing		
Range betwee	\$3,400,000		&		\$3,740,000			
Median sale p	rice							
Median price	\$1,362,500	Pro	operty Type	Unit			Suburb	Brighton
Period - From	08/07/2024	to	07/07/2025		So	urce	Property	/ 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.

Add	dress of comparable property	Price	Date of sale
1	1/12 Black St BRIGHTON 3186	\$3,900,000	18/06/2025
2	201/64 Black St BRIGHTON 3186	\$3,125,000	05/05/2025
3	102/9 Adamson St BRIGHTON 3186	\$3,550,000	21/02/2025

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:

08/07/2025 14:24



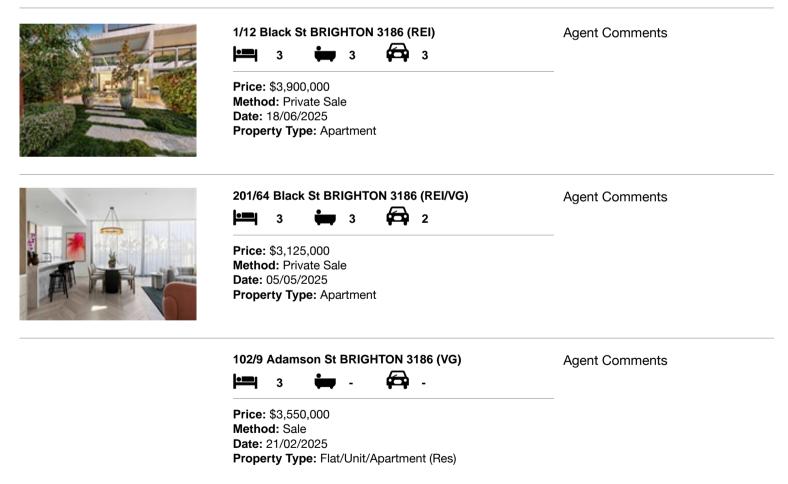
# HODGES





Rooms: 6 Property Type: Apartment Land Size: 294 Sq M internal external approx sqm approx Agent Comments Indicative Selling Price \$3,400,000 - \$3,740,000 Median Unit Price 08/07/2024 - 07/07/2025: \$1,362,500

## **Comparable Properties**



#### Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



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