

# 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

5/216 North Road, Brighton East Vic 3187

### Indicative selling price

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

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$1,350,000

Property Type

Unit

Suburb

Brighton East

Period - From

01/07/2022

to

30/06/2023

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 | 3/11 Hartington St ELSTERNWICK 3185 | \$671,000 | 22/04/2023   |
| 2 |                                     |           |              |
| 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:

10/08/2023 11:23

5/216 North Road, Brighton East Vic 3187

**Jellis  
Craig**

Jack Liu

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending June 2023: \$1,350,000



 2  1  2

**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/11 Hartington St ELSTERNWICK 3185  
(REI/VG)**

Agent Comments

 2  1  1

**Price:** \$671,000

**Method:** Auction Sale

**Date:** 22/04/2023

**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 9593 4500 | F: 03 9557 7604



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