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

10 Otley La, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,250,000		&		\$1,350,000					
Median sale p	rice									
Median price	\$1,325,000	Pro	operty Type	Unit			Suburb	Brighton East		
Period - From	02/10/2023	to	01/10/2024		So	urce	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 sixmonths 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	4 Robinson St BRIGHTON EAST 3187	\$1,385,000	18/07/2024
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.

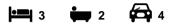
This Statement of Information was prepared on:

02/10/2024 13:12









Property Type: Unit Agent Comments Spiro Vasiliadis 9194 1200 0404 534 566 spirovasiliadis@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median Unit Price 02/10/2023 - 01/10/2024: \$1,325,000

Agent Comments

Comparable Properties



4 Robinson St BRIGHTON EAST 3187 (REI)



Price: \$1,385,000 Method: Sold Before Auction Date: 18/07/2024 Property Type: House (Res)

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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