## 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

1/101 Centre Road, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$990,000		&		\$1,089,000				
Median sale pr	rice								
Median price	\$1,540,000	Pro	operty Type	Том	nhouse		Suburb	Brighton East	
Period - From	24/10/2023	to	23/10/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1/37 Mavho St BENTLEIGH 3204	\$1,103,000	24/08/2024
2	2/38 Union St BRIGHTON EAST 3187	\$1,150,000	19/08/2024
3	6/2 Howell St BRIGHTON EAST 3187	\$1,050,000	25/06/2024

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:

24/10/2024 10:18









**Property Type:** Townhouse **Land Size:** 180 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,089,000 Median Townhouse Price 24/10/2023 - 23/10/2024: \$1,540,000

# **Comparable Properties**



1/37 Mavho St BENTLEIGH 3204 (REI/VG)



Price: \$1,103,000 Method: Sold Before Auction Date: 24/08/2024 Property Type: Townhouse (Res)

2/38 Union St BRIGHTON EAST 3187 (REI)

Agent Comments

Agent Comments



Price: \$1,150,000 Method: Private Sale Date: 19/08/2024 Property Type: Townhouse (Single) Land Size: 149 sqm approx



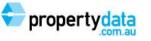
6/2 Howell St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 25/06/2024 Property Type: Townhouse (Single)

#### Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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