

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 between \$990,000 & \$1,089,000

Median sale price

Median price \$1,540,000 Property Type Townhouse Suburb Brighton East

Period - From 24/10/2023 to 23/10/2024 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	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



3 2 1

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)

Agent Comments

3 2 2

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

3 2 2

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

3 2 2

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