

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 Camperdown Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,850,000 & \$2,035,000

Median sale price

Median price \$1,760,000 Property Type Townhouse Suburb Brighton East

Period - From 16/05/2022 to 15/05/2023 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 | 11 Lansdown St BRIGHTON EAST 3187 | \$2,140,000 | 04/03/2023 |
| 2 | 723 Hampton St BRIGHTON 3186 | \$2,018,000 | 25/02/2023 |
| 3 | 6c Lindsay St BRIGHTON 3186 | \$2,010,000 | 01/04/2023 |

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: 16/05/2023 11:37

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Indicative Selling Price

\$1,850,000 - \$2,035,000

Median Townhouse Price

16/05/2022 - 15/05/2023: \$1,760,000



3 2 3

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



11 Lansdown St BRIGHTON EAST 3187 (REI) Agent Comments

3 2 2

Price: \$2,140,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Townhouse (Res)



723 Hampton St BRIGHTON 3186 (REI) Agent Comments

4 3 2

Price: \$2,018,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)



6c Lindsay St BRIGHTON 3186 (REI) Agent Comments

3 2 2

Price: \$2,010,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999