

# 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

248a South 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)

Single price

\$2,590,000

### Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2022

to

31/12/2022

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 | 42b Teddington Rd HAMPTON 3188  | \$2,510,000 | 03/12/2022   |
| 2 | 2c Gillies St HAMPTON 3188      | \$2,500,000 | 27/01/2023   |
| 3 | 47a Lucas St BRIGHTON EAST 3187 | \$2,500,000 | 06/12/2022   |

**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:

04/04/2023 13:10



5   3   5

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$2,590,000

**Median House Price**

Year ending December 2022: \$2,305,000

## Comparable Properties

**42b Teddington Rd HAMPTON 3188 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$2,510,000

**Method:** Auction Sale

**Date:** 03/12/2022

**Property Type:** Townhouse (Res)

**Land Size:** 372 sqm approx



**2c Gillies St HAMPTON 3188 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 27/01/2023

**Property Type:** Townhouse (Single)

**Land Size:** 385 sqm approx



**47a Lucas St BRIGHTON EAST 3187 (REI)**

Agent Comments

4   3   2

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 06/12/2022

**Property Type:** House

**Land Size:** 435 sqm approx

**Account - Belle Property St Kilda** | P: 03 9593 8733 | F: 03 9537 0372