

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 64B Marriage Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$2,440,000 Property Type House Suburb Brighton East

Period - From 01/10/2022 to 30/09/2023 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	3b Weber St BRIGHTON EAST 3187	\$2,035,000	10/06/2023
2	1b Carrington Gr BRIGHTON EAST 3187	\$1,890,000	19/08/2023
3	2b Oxford St BRIGHTON EAST 3187	\$1,720,000	12/08/2023

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: 10/11/2023 10:11



 4  3.5  2

Property Type: Townhouse

Agent Comments

Impeccably tailored to suit the needs of contemporary family living and strategically positioned to take full advantage of Bayside's premier amenities - this stunning, four-bedroom architect-designed home epitomises quiet luxury that is truly unmatched.

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending September 2023: \$2,440,000

Comparable Properties



3b Weber St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,035,000

Method: Private Sale

Date: 10/06/2023

Property Type: Townhouse (Res)

Land Size: 321 sqm approx



1b Carrington Gr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,890,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Townhouse (Res)

Land Size: 332 sqm approx



2b Oxford St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  1

Price: \$1,720,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Townhouse (Res)

Land Size: 243 sqm approx