

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1/381 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,325,000 Property type Unit Suburb Brighton East

Period - From 20/09/2022 to 19/09/2023 Source REIV

Comparable property sales

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
6/18 Hamilton St BENTLEIGH 3204	\$1,070,000	02/05/2023
1/8 Fairbank Rd BENTLEIGH 3204	\$1,050,000	07/08/2023
1/373 South Rd BRIGHTON EAST 3187	\$975,000	08/07/2023

This Statement of Information was prepared on: 20/09/2023