

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

Single price

\$1,975,000

Median sale price

Median price

\$1,607,500

Property Type

Townhouse

Suburb

Brighton East

Period - From

02/12/2022

to

01/12/2023

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	1a Curzon St BRIGHTON EAST 3187	\$1,975,000	31/10/2023
3	138a Thomas St BRIGHTON EAST 3187	\$1,800,000	26/08/2023

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:

02/12/2023 16:46



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,975,000

Median Townhouse Price

02/12/2022 - 01/12/2023: \$1,607,500

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



1a Curzon St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$1,975,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: Townhouse (Res)

Land Size: 274 sqm approx



138a Thomas St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$1,800,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)

Land Size: 254 sqm approx