

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 46A Robinson Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,250,000 & \$2,390,000

Median sale price

Median price \$1,560,000 Property Type Townhouse Suburb Brighton East

Period - From 21/03/2023 to 20/03/2024 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	23b Billson St BRIGHTON EAST 3187	\$2,300,000	12/11/2023
2			
3			

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: 21/03/2024 14:25

46A Robinson Street, Brighton East Vic 3187



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Indicative Selling Price

\$2,250,000 - \$2,390,000

Median Townhouse Price

21/03/2023 - 20/03/2024: \$1,560,000



   2 (1 car garage)
4 3)

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 302 sqm approx

Agent Comments

Plunge pool North facing rear

Comparable Properties



23b Billson St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  4  1

Price: \$2,300,000

Method: Private Sale

Date: 12/11/2023

Property Type: Townhouse (Single)

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840



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