

# 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

3B Louise Street, 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)

Range between \$2,000,000 & \$2,150,000

### Median sale price

Median price \$1,640,000 Property Type Townhouse Suburb Brighton East

Period - From 11/07/2022 to 10/07/2023 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	20b McKinnon Rd MCKINNON 3204	\$2,120,000	23/02/2023
2	18b Davey Av BRIGHTON EAST 3187	\$2,050,000	29/05/2023
3	3b Weber St BRIGHTON EAST 3187	\$2,035,000	09/06/2023

**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: 11/07/2023 12:01

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**Indicative Selling Price**

\$2,000,000 - \$2,150,000

**Median Townhouse Price**

11/07/2022 - 10/07/2023: \$1,640,000



**Property Type:**

Agent Comments

## Comparable Properties



**20b McKinnon Rd MCKINNON 3204 (REI/VG)**

Agent Comments



**Price:** \$2,120,000

**Method:** Private Sale

**Date:** 23/02/2023

**Property Type:** Townhouse (Res)



**18b Davey Av BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$2,050,000

**Method:** Sold Before Auction

**Date:** 29/05/2023

**Property Type:** Townhouse (Res)



**3b Weber St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$2,035,000

**Method:** Private Sale

**Date:** 09/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 321 sqm approx