

# 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

1/101 Centre Road, 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)

Single price

\$1,150,000

### Median sale price

Median price

\$1,530,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

16/12/2023

to

15/12/2024

Source

Property Data

### 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	1/214 Centre Rd BENTLEIGH 3204	\$1,200,000	28/08/2024
2	2/38 Union St BRIGHTON EAST 3187	\$1,150,000	19/08/2024
3	1c Stradbroke Av BRIGHTON EAST 3187	\$1,160,000	01/07/2024

**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:

16/12/2024 10:34



3   2   1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000

**Median Townhouse Price**

16/12/2023 - 15/12/2024: \$1,530,000

## Comparable Properties



**1/214 Centre Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 28/08/2024

**Property Type:** Townhouse (Res)



**2/38 Union St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 19/08/2024

**Property Type:** Townhouse (Single)

**Land Size:** 149 sqm approx



**1c Stradbroke Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 01/07/2024

**Property Type:** Townhouse (Res)

**Land Size:** 139 sqm approx

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