

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

18a Alford Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,150,000

&

\$2,250,000

Median sale price

Median price \$1,665,000

Property Type Townhouse

Suburb Brighton East

Period - From 06/03/2022

to

05/03/2023

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	5a Lubrano St BRIGHTON EAST 3187	\$2,300,000	28/10/2022
2	12a Beltane Av BRIGHTON EAST 3187	\$2,260,000	22/10/2022
3	20b McKinnon Rd MCKINNON 3204	\$2,120,000	23/02/2023

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:

06/03/2023 15:19



 4  3  1

Rooms: 3
Property Type: T/house
Land Size: 341 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,250,000
Median Townhouse Price
06/03/2022 - 05/03/2023: \$1,665,000

Comparable Properties



5a Lubrano St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

 4  3  2

Price: \$2,300,000
Method: Private Sale
Date: 28/10/2022
Property Type: Townhouse (Single)
Land Size: 337 sqm approx



12a Beltane Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,260,000
Method: Auction Sale
Date: 22/10/2022
Property Type: Townhouse (Res)
Land Size: 372 sqm approx



20b McKinnon Rd MCKINNON 3204 (REI)

Agent Comments

 4  3  1

Price: \$2,120,000
Method: Private Sale
Date: 23/02/2023
Property Type: Townhouse (Res)