#### 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              | 1/101 Centre Road, Brighton East Vic 3187 |
|----------------------|---|
| Including suburb and | -   |
| postcode             |   |
|                      |   |

#### Indicative selling price

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

| Range between | \$950,000 | & | \$1,045,000 |
|---------------|-----------|---|-------------|
|---------------|-----------|---|-------------|

#### Median sale price

| Median price \$1,525,000 | Property Type | Townhouse | Suburb Brighton East |
|--------------------------|---------------|-----------|----------------------|
| Period - From 25/11/2023 | to 24/11/202  | 4 Source  | e 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

| Address of comparable property |                                     | Price       | Date of sale |
|--------------------------------|-------------------------------------|-------------|--------------|
| 1                              | 1/349 South Rd BRIGHTON EAST 3187   | \$1,100,000 | 11/11/2024   |
| 2                              | 2/743 Nepean Hwy BRIGHTON EAST 3187 | \$1,000,000 | 07/09/2024   |
| 3                              | 2/11 Roberts Ct BRIGHTON EAST 3187  | \$1,070,000 | 12/08/2024   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 25/11/2024 11:28 |
|--|------------------|









Property Type: Townhouse (Res)

Agent Comments

**Indicative Selling Price** \$950,000 - \$1,045,000 **Median Townhouse Price** 25/11/2023 - 24/11/2024: \$1,525,000

## Comparable Properties



1/349 South Rd BRIGHTON EAST 3187 (REI)

Price: \$1,100,000

Method: Private Sale Date: 11/11/2024

**Property Type:** Townhouse (Single) Land Size: 248 sqm approx

Agent Comments



2/743 Nepean Hwy BRIGHTON EAST 3187 (REI)

**Agent Comments** 

Price: \$1,000,000 Method: Auction Sale Date: 07/09/2024

Property Type: Townhouse (Res)



2/11 Roberts Ct BRIGHTON EAST 3187 (REI/VG)

Price: \$1,070,000 Method: Private Sale Date: 12/08/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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