

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

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

24/11/2024

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	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 comparable properties 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



3 2 1

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)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 11/11/2024

Property Type: Townhouse (Single)

Land Size: 248 sqm approx



2/743 Nepean Hwy BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 1

Price: \$1,000,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)



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

Agent Comments

3 2 2

Price: \$1,070,000

Method: Private Sale

Date: 12/08/2024

Property Type: Townhouse (Single)

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