

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

1/190-194 North Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,705,000 Property Type Townhouse Suburb Brighton East

Period - From 28/03/2022 to 27/03/2023 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	3A Raymond Ct BRIGHTON EAST 3187	\$1,290,000	01/02/2023
2	4A Janet St BRIGHTON EAST 3187	\$1,215,000	09/12/2022
3	1/656 Hawthorn Rd BRIGHTON EAST 3187	\$1,200,000	03/10/2022

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:

28/03/2023 14:53



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
28/03/2022 - 27/03/2023: \$1,705,000

Comparable Properties

3A Raymond Ct BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,290,000

Method:

Date: 01/02/2023

Property Type: House

4A Janet St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,215,000

Method:

Date: 09/12/2022

Property Type: House

1/656 Hawthorn Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method:

Date: 03/10/2022

Property Type: Townhouse (Single)

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400