# 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 betweer	\$1,200,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,705,000	Pro	operty Type	Том	/nhouse		Suburb	Brighton East	
Period - From	28/03/2022	to	27/03/2023		So	ource	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.

Add	dress 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





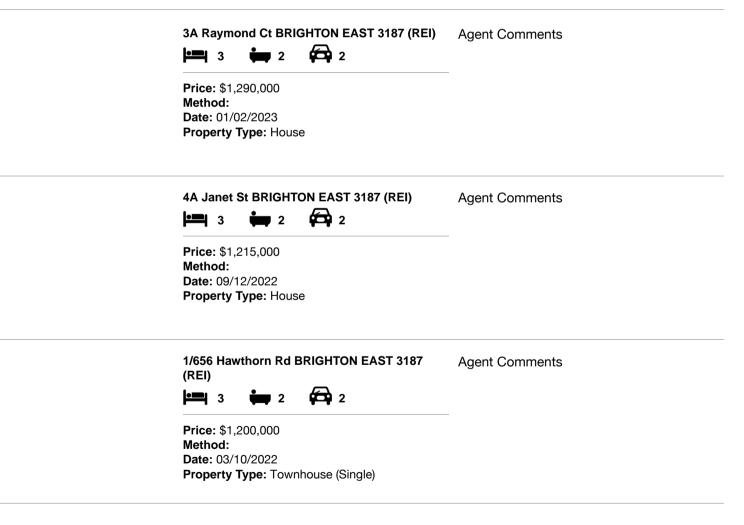




**Property Type:** Townhouse (Res) Agent Comments

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

## **Comparable Properties**



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

propertyd



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.