

# 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

21a Bright Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$2,355,000 Property Type House Suburb Brighton East

Period - From 01/04/2023 to 30/06/2023 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	1c Milroy St BRIGHTON EAST 3187	\$1,912,000	16/07/2023
2	1 Camperdown St BRIGHTON EAST 3187	\$1,830,000	26/06/2023
3			

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.

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**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median House Price**

June quarter 2023: \$2,355,000



 3  2  3

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1c Milroy St BRIGHTON EAST 3187 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,912,000

**Method:** Sold After Auction

**Date:** 16/07/2023

**Property Type:** Townhouse (Res)



**1 Camperdown St BRIGHTON EAST 3187 (REI)** Agent Comments

 3  2  3

**Price:** \$1,830,000

**Method:** Private Sale

**Date:** 26/06/2023

**Property Type:** Townhouse (Single)

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.

Account - Whitefox Real Estate | P: 96459699



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