

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

18B Bright Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,560,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

16/08/2023

to

15/08/2024

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	3/23 Landcox St BRIGHTON EAST 3187	\$1,502,000	09/05/2024
2	137b Marriage Rd BRIGHTON EAST 3187	\$1,625,000	13/04/2024
3	3/893 Hampton St BRIGHTON 3186	\$1,675,000	02/03/2024

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:

16/08/2024 18:54



4 2 2

Rooms: 7

Property Type: Townhouse

Agent Comments

This elegant, dual level residence inspired by Tuscan architecture delivers instant and irresistible appeal for those upgrading, downsizing or seeking a home low on maintenance.

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Townhouse Price

16/08/2023 - 15/08/2024: \$1,560,000

Comparable Properties



3/23 Landcox St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,502,000

Method: Private Sale

Date: 09/05/2024

Property Type: House

Land Size: 369 sqm approx



137b Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 3

Price: \$1,625,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)

Land Size: 364 sqm approx



3/893 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$1,675,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)