

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

87 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,050,000 Property Type Townhouse Suburb Brighton

Period - From 30/05/2022 to 29/05/2023 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	6c Lindsay St BRIGHTON 3186	\$2,010,000	01/04/2023
2	85a Carpenter St BRIGHTON 3186	\$1,810,000	25/03/2023
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.~~

This Statement of Information was prepared on:

30/05/2023 14:38



3 2 2

Property Type: House
Land Size: 430 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median Townhouse Price
30/05/2022 - 29/05/2023: \$2,050,000

Comparable Properties



6c Lindsay St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,010,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Townhouse (Res)



85a Carpenter St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,810,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Townhouse (Res)

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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