

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

7 Little Union Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,400,000 & \$1,475,000

Median sale price

Median price \$2,424,444 Property Type House Suburb Brighton East

Period - From 27/05/2023 to 26/05/2024 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	40 Agnew St BRIGHTON EAST 3187	\$1,543,000	08/12/2023
2	12a Roseberry Av BRIGHTON EAST 3187	\$1,504,000	20/05/2023
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:

27/05/2024 15:06



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,475,000

Median House Price

27/05/2023 - 26/05/2024: \$2,424,444

Comparable Properties



40 Agnew St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,543,000

Method: Private Sale

Date: 08/12/2023

Property Type: House (Res)

Land Size: 332 sqm approx



12a Roseberry Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,504,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 322 sqm approx

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 - Jellis Craig | P: 03 9194 1200