

# 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 2/11 Roberts Court, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,350,000 Property Type Unit Suburb Brighton East

Period - From 01/07/2023 to 30/06/2024 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	2/236 Patterson Rd BENTLEIGH 3204	\$1,195,000	20/05/2024
2	3/58 Fewster Rd HAMPTON 3188	\$1,100,000	12/02/2024
3	8 Ozone St HAMPTON 3188	\$1,100,000	28/02/2024

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: 22/07/2024 10:57



3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

Year ending June 2024: \$1,350,000

## Comparable Properties



**2/236 Patterson Rd BENTLEIGH 3204 (REI)**

Agent Comments

3   2   2

**Price:** \$1,195,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Townhouse (Single)

**Land Size:** 222 sqm approx

**3/58 Fewster Rd HAMPTON 3188 (VG)**

Agent Comments

3   -   -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 12/02/2024

**Property Type:** Flat/Unit/Apartment (Res)



**8 Ozone St HAMPTON 3188 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 28/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 250 sqm approx

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