

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

33 Blanche 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 & \$1,500,000

Median sale price

Median price \$1,525,000 Property Type Townhouse Suburb Brighton East

Period - From 30/01/2024 to 29/01/2025 Source Property Data

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	6a Eric St BRIGHTON EAST 3187	\$1,414,000	23/10/2024
2	21a Walstab St BRIGHTON EAST 3187	\$1,550,000	21/10/2024
3	2/12 Manor St BRIGHTON 3186	\$1,505,000	20/08/2024

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:

30/01/2025 14:35



 3
  2
  0

Rooms: 5

Property Type: House

Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

30/01/2024 - 29/01/2025: \$1,525,000

Comparable Properties



6a Eric St BRIGHTON EAST 3187 (REI)

Agent Comments

 3
  2
  1

Price: \$1,414,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: Townhouse (Res)



21a Walstab St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$1,550,000

Method: Private Sale

Date: 21/10/2024

Property Type: Townhouse (Single)

Land Size: 377 sqm approx



2/12 Manor St BRIGHTON 3186 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,505,000

Method: Private Sale

Date: 20/08/2024

Property Type: Townhouse (Single)

Land Size: 1377 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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