

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

124 Centre Road, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Brighton East

Period - From 01/01/2023

to 31/12/2023

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	44 Anthony St ORMOND 3204	\$1,968,500	16/03/2024
2	4 Rose St BENTLEIGH 3204	\$1,965,000	21/10/2023
3	59 Hodder St BRIGHTON EAST 3187	\$1,950,000	03/11/2023

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:

28/03/2024 13:08



 4
  2
  2

Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price
 \$1,950,000
Median House Price
 Year ending December 2023: \$2,450,000

Comparable Properties



44 Anthony St ORMOND 3204 (REI)

Agent Comments

 4
  2
  3

Price: \$1,968,500
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 659 sqm approx



4 Rose St BENTLEIGH 3204 (REI/VG)

Agent Comments

 4
  1
  2

Price: \$1,965,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 778 sqm approx



59 Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

 3
  1
  2

Price: \$1,950,000
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 676 sqm approx

Account - Marshall White | P: 03 9822 9999



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