

# 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 21a Walstab Street, 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 \$1,400,000 & \$1,500,000

### 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	17b Bright St BRIGHTON EAST 3187	\$1,450,000	26/08/2024
2	17a Bright St BRIGHTON EAST 3187	\$1,625,000	08/06/2024
3	1/35 Marriage Rd BRIGHTON EAST 3187	\$1,675,000	18/05/2024

**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: 04/09/2024 08:31



 3    2    1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**17b Bright St BRIGHTON EAST 3187 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** Townhouse (Single)



**17a Bright St BRIGHTON EAST 3187 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,625,000

**Method:** Private Sale

**Date:** 08/06/2024

**Property Type:** Townhouse (Single)



**1/35 Marriage Rd BRIGHTON EAST 3187  
(REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,675,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Townhouse (Res)

**Land Size:** 308 sqm approx