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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,350,000	Pro	operty Type	Unit			Suburb	Brighton East
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress 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



21a Walstab Street, Brighton East Vic 3187







Property Type: Townhouse (Single) Agent Comments Simone Howell 91941200 0419 542 978 simonehowell@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median Unit Price Year ending June 2024: \$1,350,000

Comparable Properties



17b Bright St BRIGHTON EAST 3187 (REI)



Price: \$1,450,000 Method: Private Sale Date: 26/08/2024 Property Type: Townhouse (Single)



17a Bright St BRIGHTON EAST 3187 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,625,000 Method: Private Sale Date: 08/06/2024 Property Type: Townhouse (Single)



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



Price: \$1,675,000 Method: Auction Sale Date: 18/05/2024 Property Type: Townhouse (Res) Land Size: 308 sqm approx

Account - Jellis Craig | P: 03 9194 1200



propertydata

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