

# 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 3/19 Thomas 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 \$780,000 & \$850,000

### Median sale price

Median price \$1,600,000 Property Type Unit Suburb Brighton East

Period - From 01/10/2022 to 31/12/2022 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	3/88 Roslyn St BRIGHTON 3186	\$900,000	21/10/2022
2	2/4 Whitmuir Rd BENTLEIGH 3204	\$886,000	29/10/2022
3	1/9 Blair St BENTLEIGH 3204	\$835,000	18/02/2023

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: 28/03/2023 15:24

3/19 Thomas Street, Brighton East Vic 3187

**Jellis  
Craig**

Trent Collie

9593 4500

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**Indicative Selling Price**

\$780,000 - \$850,000

**Median Unit Price**

December quarter 2022: \$1,600,000



 2  1  1

**Property Type:** Villa

**Land Size:** 108 sqm approx

**Agent Comments**

## Comparable Properties



**3/88 Roslyn St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 21/10/2022

**Property Type:** Unit

**Land Size:** 112.36 sqm approx



**2/4 Whitmuir Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$886,000

**Method:** Auction Sale

**Date:** 29/10/2022

**Property Type:** Unit



**1/9 Blair St BENTLEIGH 3204 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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