# 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

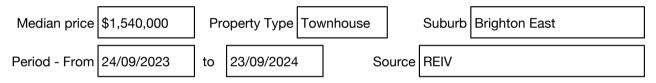
21a Walstab Street, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoti	For the	r the meaning	) of this p	orice see	consumer.vic.gov.au/underquoting	
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Single price \$1,600,000

#### Median sale price



## 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.

Add	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:

24/09/2024 12:51



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 \$1,600,000 Median Townhouse Price 24/09/2023 - 23/09/2024: \$1,540,000

# **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)

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



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

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**2** 

Agent Comments

Agent Comments

Agent Comments



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#### Account - Jellis Craig | P: 03 9194 1200





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