

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

Single price

\$1,600,000

Median sale price

Median price

\$1,540,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

24/09/2023

to

23/09/2024

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:

24/09/2024 12:51



 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