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	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,295,000

Median sale price

Median price \$1,530,000	Pro	operty Type To	wnhouse	;	Suburb	Brighton East
Period - From 09/11/2023	to	08/11/2024	Sou	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	4/60-62 Milroy St BRIGHTON EAST 3187	\$1,240,000	05/10/2024
2	7/38 Union St BRIGHTON EAST 3187	\$1,350,000	29/08/2024
3	2/111 Thomas St BRIGHTON EAST 3187	\$1,300,000	18/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/11/2024 11:07













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$1,295,000 **Median Townhouse Price** 09/11/2023 - 08/11/2024: \$1,530,000

Comparable Properties



4/60-62 Milroy St BRIGHTON EAST 3187 (REI)

Price: \$1,240,000 Method: Private Sale Date: 05/10/2024

Property Type: Townhouse (Res)

Agent Comments



7/38 Union St BRIGHTON EAST 3187 (REI)





Price: \$1,350,000

Method: Sold Before Auction

Date: 29/08/2024

Property Type: Townhouse (Res) Land Size: 191 sqm approx

Agent Comments



2/111 Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

Price: \$1,300,000

Method: Sold Before Auction

Date: 18/06/2024

Property Type: Townhouse (Res)

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234





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