

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

1B Carrington Grove, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,630,000 Property Type Townhouse Suburb Brighton East

Period - From 16/08/2022 to 15/08/2023 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	19b Vunabere Av BENTLEIGH 3204	\$1,975,000	01/03/2023
2	1c Milroy St BRIGHTON EAST 3187	\$1,912,000	16/07/2023
3	1 Camperdown St BRIGHTON EAST 3187	\$1,830,000	26/06/2023

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:

16/08/2023 16:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median Townhouse Price
16/08/2022 - 15/08/2023: \$1,630,000

Comparable Properties

19b Vunabere Av BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$1,975,000
Method: Private Sale
Date: 01/03/2023
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 338 sqm approx



1c Milroy St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,912,000
Method: Sold After Auction
Date: 16/07/2023
Property Type: Townhouse (Res)



1 Camperdown St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,830,000
Method: Private Sale
Date: 26/06/2023
Property Type: Townhouse (Single)

Account - Beck & Small Property Pty Ltd | P: 0438 926 851 Richard | F: 0424 642 613 Bradley