

# 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 4/87 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 \$840,000 & \$890,000

### Median sale price

Median price \$1,420,000 Property Type Unit Suburb Brighton East

Period - From 01/01/2021 to 31/03/2021 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	2/162 Mckinnon Rd MCKINNON 3204	\$848,000	08/05/2021
2	3/6-8 Gordon St BENTLEIGH 3204	\$808,000	01/05/2021
3	5/778 Hampton St BRIGHTON 3186	\$845,100	02/02/2021

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: 29/05/2021 14:47

4/87 Thomas Street, Brighton East Vic 3187



 2  2  1

**Rooms:** 5

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$840,000 - \$890,000

**Median Unit Price**

March quarter 2021: \$1,420,000

## Comparable Properties



**2/162 Mckinnon Rd MCKINNON 3204 (REI)**

Agent Comments

 2  2  1

**Price:** \$848,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** Townhouse (Res)



**3/6-8 Gordon St BENTLEIGH 3204 (REI)**

Agent Comments

 2  1  1

**Price:** \$808,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Villa



**5/778 Hampton St BRIGHTON 3186 (VG)**

Agent Comments

 2  -  -

**Price:** \$845,100

**Method:** Sale

**Date:** 02/02/2021

**Property Type:** Strata Unit/Flat

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133