

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

1/127 Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$795,000

&

\$874,500

Median sale price

Median price \$1,285,000

Property Type Unit

Suburb Brighton East

Period - From 11/05/2020

to

10/05/2021

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	4/19 Landcox St BRIGHTON EAST 3187	\$870,000	05/03/2021
2	2/838 Hampton St BRIGHTON 3186	\$855,000	25/03/2021
3			

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:

11/05/2021 16:38



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price

\$795,000 - \$874,500

Median Unit Price

11/05/2020 - 10/05/2021: \$1,285,000

Comparable Properties

4/19 Landcox St BRIGHTON EAST 3187 (VG)

Agent Comments

2 - -

Price: \$870,000

Method: Sale

Date: 05/03/2021

Property Type: Flat/Unit/Apartment (Res)



2/838 Hampton St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$855,000

Method: Sold Before Auction

Date: 25/03/2021

Property Type: Apartment

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.