

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

38 Centre Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,680,000

&

\$1,750,000

Median sale price

Median price \$1,310,000

Property Type Unit

Suburb Brighton East

Period - From 01/10/2019

to 31/12/2019

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	22a Davey Av BRIGHTON EAST 3187	\$1,775,000	07/11/2019
2	18a Thomas St BRIGHTON EAST 3187	\$1,771,000	11/10/2019
3	10 Howell St BRIGHTON EAST 3187	\$1,710,000	20/12/2019

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:

11/03/2020 11:16



4 3 2

Property Type: Townhouse
(Single)

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



22a Davey Av BRIGHTON EAST 3187 (VG)

Agent Comments

4 - -

Price: \$1,775,000

Method: Sale

Date: 07/11/2019

Property Type: House (Res)

Land Size: 366 sqm approx



**18a Thomas St BRIGHTON EAST 3187
(REI/VG)**

Agent Comments

4 3 2

Price: \$1,771,000

Method: Private Sale

Date: 11/10/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



10 Howell St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,710,000

Method: Private Sale

Date: 20/12/2019

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 393 sqm approx