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

4/6 Hemming Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,150,000		&		\$1,250,000			
Median sale price								
Median price	\$1,500,000	Pro	operty Type	Том	vnhouse		Suburb	Brighton East
Period - From	10/04/2024	to	09/04/2025		So	ource	Property	y Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/10 Vincent St BRIGHTON EAST 3187	\$1,327,000	23/12/2024
2	1/6a Gleniffer Av BRIGHTON EAST 3187	\$1,200,000	20/12/2024
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:

10/04/2025 10:04









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median Townhouse Price 10/04/2024 - 09/04/2025: \$1,500,000

Comparable Properties

1/10 Vincent St BRIGHTON EAST 3187 (REI) Image: Barbon in the state of the state in the state of the state in the state of the state in the state in the state of	Agent Comments	
1/6a Gleniffer Av BRIGHTON EAST 3187 (VG) 2 - Price: \$1,200,000 Method: Sale Date: 20/12/2024 Property Type: Strata Unit/Flat	Agent Comments	

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.

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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