

# 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

18b Alford Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,300,000

### Median sale price

Median price

\$1,732,500

Property Type

Townhouse

Suburb

Brighton East

Period - From

13/04/2022

to

12/04/2023

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	9a Charles St BRIGHTON EAST 3187	\$2,320,000	25/11/2022
2	5a Lubrano St BRIGHTON EAST 3187	\$2,300,000	28/10/2022
3	12a Beltane Av BRIGHTON EAST 3187	\$2,260,000	22/10/2022

**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:

13/04/2023 12:01



 4  3  2

**Rooms:** 3  
**Property Type:** T/house  
**Land Size:** 340 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,300,000  
**Median Townhouse Price**  
13/04/2022 - 12/04/2023: \$1,732,500

## Comparable Properties



**9a Charles St BRIGHTON EAST 3187 (REI/VG)** [Agent Comments](#)

 4  3  2

**Price:** \$2,320,000  
**Method:** Sold Before Auction  
**Date:** 25/11/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 346 sqm approx



**5a Lubrano St BRIGHTON EAST 3187 (REI/VG)** [Agent Comments](#)

 4  3  2

**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 28/10/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 337 sqm approx



**12a Beltane Av BRIGHTON EAST 3187 (REI/VG)**

[Agent Comments](#)

 4  3  2

**Price:** \$2,260,000  
**Method:** Auction Sale  
**Date:** 22/10/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 372 sqm approx