

# 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 1/10 Parklands Crescent, 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 \$960,000 & \$1,056,000

### Median sale price

Median price \$1,570,000 Property type Unit Suburb Brighton East

Period - From 01/04/2022 to 30/06/2022 Source REIV

### Comparable property sales

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
2/41 South Avenue, Bentleigh	\$1,030,000	01/08/2022
1/41 Union Street, Brighton East	\$1,035,000	09/04/2022
5/50 Glen Orme Avenue, Ormond	\$1,050,000	07/04/2022

This Statement of Information was prepared on: 10 August 2022