

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

91 Union Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,500,000

&

\$2,600,000

Median sale price

Median price \$2,450,000

Property Type House

Suburb Brighton East

Period - From 01/04/2023

to 31/03/2024

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	8 Talofa Av BRIGHTON EAST 3187	\$2,550,000	16/03/2024
2	12 Oxford St BRIGHTON EAST 3187	\$2,500,000	24/03/2024
3	9 Lockwood Av BRIGHTON EAST 3187	\$2,500,000	02/03/2024

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:

03/06/2024 14:44

Marshall Rushford

03 8532 5200

0418 396 981

marshall.rushford@belleproperty.com

Indicative Selling Price

\$2,500,000 - \$2,600,000

Median House Price

Year ending March 2024: \$2,450,000



5 3 2

Property Type: House

Agent Comments

Comparable Properties



8 Talofa Av BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 1

Price: \$2,550,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Land Size: 737 sqm approx



12 Oxford St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,500,000

Method: Private Sale

Date: 24/03/2024

Property Type: House

Land Size: 696 sqm approx



9 Lockwood Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,500,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018