

# 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

771 Hawthorn Road, 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 \$800,000

&

\$880,000

### Median sale price

Median price \$1,562,500

Property Type Unit

Suburb Brighton East

Period - From 01/10/2021

to

30/09/2022

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	607 Nepean Hwy BRIGHTON EAST 3187	\$880,000	04/06/2022
2	1/9 Binnie St BRIGHTON EAST 3187	\$850,000	16/07/2022
3	3/68 Thomas St BRIGHTON EAST 3187	\$830,000	18/06/2022

**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:

18/10/2022 15:35



2   
 2   
 2

**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Land Size:** 283 sqm approx

**Agent Comments**

Double Carport Remote Gates Independent Title No Owners Corporation Fees

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

Year ending September 2022: \$1,562,500

## Comparable Properties



**607 Nepean Hwy BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)



**1/9 Binnie St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 16/07/2022

**Property Type:** Unit



**3/68 Thomas St BRIGHTON EAST 3187 (VG)**

**Agent Comments**

2   
 -   
 -

**Price:** \$830,000

**Method:** Sale

**Date:** 18/06/2022

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088