Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	
pooloodo	

Indicative selling price

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

Range between	\$800,000	&	\$880,000

Median sale price

Median price	\$1,562,500	Pro	perty Type U	nit		Suburb	Brighton East
Period - From	01/10/2021	to	30/09/2022	S	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale

RT Edgar



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) **-**2

Price: \$880,000 Method: Auction Sale Date: 04/06/2022

Property Type: House (Res)

Agent Comments



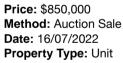
1/9 Binnie St BRIGHTON EAST 3187 (REI/VG)





Agent Comments

Agent Comments





3/68 Thomas St BRIGHTON EAST 3187 (VG)





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



