

# 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

97 Union Street, 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 \$1,380,000

&

\$1,518,000

### Median sale price\*

Median price

Property Type

Suburb

Period - From

to

Source

### 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	2/12 Stanley St BRIGHTON 3186	\$1,400,000	28/10/2022
2	1/361 Bambra Rd CAULFIELD SOUTH 3162	\$1,400,000	07/08/2022
3			

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:

15/11/2022 13:26

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3   2+   2

**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,380,000 - \$1,518,000  
**No median price available**

## Comparable Properties



**2/12 Stanley St BRIGHTON 3186 (REI)**

Agent Comments

3   2   2

**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2022  
**Property Type:** Townhouse (Res)



**1/361 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 07/08/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 285 sqm approx

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.

**Account - Hodges** | P: 03 9533 0999 | F: 03 9533 0900