

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

28A Florence Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,150,000

&

\$2,365,000

Median sale price

Median price \$2,312,500

Property Type House

Suburb Brighton East

Period - From 01/01/2022

to 31/03/2022

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	18B Marriage Rd, Brighton East, Vic 3187, Australia	\$2,750,000	02/03/2022
2	34B Comer St, Brighton East, Vic 3187, Australia	\$2,705,000	26/02/2022
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:

19/04/2022 13:00



4 2.5 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$2,150,000 - \$2,365,000

Median House Price

March quarter 2022: \$2,312,500

Comparable Properties

**18B Marriage Rd, Brighton East, Vic 3187,
Australia (REI)**

Agent Comments

5 3 2

Price: \$2,750,000

Method:

Date: 02/03/2022

Property Type: Townhouse (Single)

**34B Comer St, Brighton East, Vic 3187,
Australia (REI)**

Agent Comments

4 3 2

Price: \$2,705,000

Method:

Date: 26/02/2022

Property Type: Townhouse (Single)

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.