Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 28A Florence Street, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$2,150,000			&		\$2,365,000			
Median sale p	rice							
Median price	\$2,312,500	Pro	operty Type	Hou	ISE		Suburb	Brighton East
Period - From	01/01/2022	to	31/03/2022		So	urce	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 sixmonths 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









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
1 - 1 5 1 - 1 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
i 4 i 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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

propertydata



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