

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

130A Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,800,000

&

\$1,980,000

Median sale price

Median price

\$1,710,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

21/09/2020

to

20/09/2021

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	4a Caramar Av BRIGHTON EAST 3187	\$1,850,000	02/07/2021
2	32 Ivy St HAMPTON 3188	\$1,800,000	04/06/2021
3	2a Hodder St BRIGHTON EAST 3187	\$1,750,000	28/05/2021

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:

21/09/2021 13:35



4 3 1

Property Type: Townhouse

Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median Townhouse Price

21/09/2020 - 20/09/2021: \$1,710,000

Comparable Properties



4a Caramar Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 02/07/2021

Property Type: Townhouse (Single)



32 Ivy St HAMPTON 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 04/06/2021

Property Type: Townhouse (Res)

Land Size: 337 sqm approx



2a Hodder St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 2 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 28/05/2021

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 391 sqm approx

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