

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

6/90 Comer Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$1,380,000

Property Type Unit

Suburb Brighton East

Period - From 01/07/2021

to 30/09/2021

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	206/1a Littlewood St HAMPTON 3188	\$595,000	08/11/2021
2	5/520 Hampton St HAMPTON 3188	\$557,000	13/09/2021
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:

11/11/2021 09:52

6/90 Comer Street, Brighton East Vic 3187

**Jellis
Craig**

Trent Collie

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1 1 1

Property Type: Apartment

Agent Comments

Boutique 1 bedroom + study security apartment in its own designer landscape with bluestone alfresco area, enjoying a beautiful living & dining area (study nook), Miele stone kitchen, vogue semi ensuite & secure basement parking (storage cage). Near Brighton Golf Course.

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

September quarter 2021: \$1,380,000

Comparable Properties



206/1a Littlewood St HAMPTON 3188 (REI)

Agent Comments

1 1 1

Price: \$595,000

Method: Private Sale

Date: 08/11/2021

Property Type: Apartment

5/520 Hampton St HAMPTON 3188 (VG)

Agent Comments

1 - -

Price: \$557,000

Method: Sale

Date: 13/09/2021

Property Type: Flat/Unit/Apartment (Res)

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 - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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