

# 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](http://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



**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**



**Price:** \$595,000

**Method:** Private Sale

**Date:** 08/11/2021

**Property Type:** Apartment

**5/520 Hampton St HAMPTON 3188 (VG)**

**Agent Comments**



**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.