

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

6/38 Union Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$910,000

Property Type Unit

Suburb Brighton East

Period - From 03/08/2020

to

02/08/2021

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.

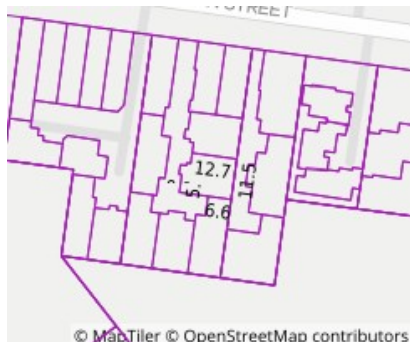
	Address of comparable property	Price	Date of sale
1	2/36 Bertram St ELSTERNWICK 3185	\$800,000	12/07/2021
2	15/307 New St BRIGHTON 3186	\$820,000	03/07/2021
3	2/838 Hampton St BRIGHTON 3186	\$855,000	25/03/2021

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:

03/08/2021 15:14



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

03/08/2020 - 02/08/2021: \$910,000

Comparable Properties



2/36 Bertram St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 12/07/2021

Property Type: Unit



15/307 New St BRIGHTON 3186 (REI)

Agent Comments



Price: \$820,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Apartment



2/838 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$855,000

Method: Sold Before Auction

Date: 25/03/2021

Property Type: Apartment