

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

127 Marriage Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,200,000 & \$2,420,000

Median sale price

Median price \$2,101,250 Property Type House Suburb Brighton East

Period - From 01/10/2020 to 31/12/2020 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	57 Plantation Av BRIGHTON EAST 3187	\$2,350,000	20/10/2020
2	11 Primrose Cr BRIGHTON EAST 3187	\$2,275,000	02/12/2020
3	13 Melosa Av BRIGHTON EAST 3187	\$2,100,000	15/12/2020

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:

16/02/2021 13:45



5 3 2

Rooms: 8

Property Type: House

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



57 Plantation Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,350,000

Method: Private Sale

Date: 20/10/2020

Property Type: House

Land Size: 617 sqm approx



11 Primrose Cr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 2 2

Price: \$2,275,000

Method: Auction Sale

Date: 02/12/2020

Property Type: House (Res)

Land Size: 650 sqm approx



13 Melosa Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,100,000

Method: Private Sale

Date: 15/12/2020

Property Type: House

Land Size: 734 sqm approx