

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

10c Noel Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,420,000

Property Type Unit

Suburb Brighton East

Period - From 01/01/2021

to 31/03/2021

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	7/18 William St BRIGHTON 3186	\$1,195,000	18/11/2020
2	18/3 Landcox St BRIGHTON EAST 3187	\$1,180,000	27/02/2021
3	2/20 Hornby St BRIGHTON EAST 3187	\$1,139,500	22/11/2020

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:

19/04/2021 15:27

10c Noel Street, Brighton East Vic 3187



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

March quarter 2021: \$1,420,000

Comparable Properties



7/18 William St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 1

Price: \$1,195,000

Method: Private Sale

Date: 18/11/2020

Property Type: Townhouse (Single)

Land Size: 1983 sqm approx



18/3 Landcox St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,180,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Townhouse (Res)

2/20 Hornby St BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,139,500

Method: Sale

Date: 22/11/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200