

# 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

27 Centre Road, 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)

Single price

\$1,900,000

### Median sale price

Median price

\$2,217,500

Property Type

House

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	1A Hodder St BRIGHTON EAST 3187	\$2,000,000	27/03/2021
2	43a Baird St BRIGHTON EAST 3187	\$1,880,000	11/03/2021
3	124 Dendy St BRIGHTON EAST 3187	\$1,870,000	20/01/2021

**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:

28/06/2021 18:32



**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:** 307 sqm approx

Agent Comments

## Comparable Properties



**1A Hodder St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 312 sqm approx



**43a Baird St BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$1,880,000

**Method:** Private Sale

**Date:** 11/03/2021

**Property Type:** Townhouse (Single)

**Land Size:** 314 sqm approx

**124 Dendy St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$1,870,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** Townhouse (Res)

**Land Size:** 333 sqm approx