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

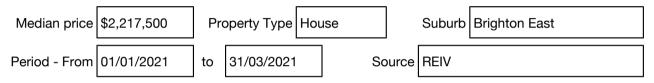
27 Centre Road, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$1,900,000

Median sale price



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.

Add	dress 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:

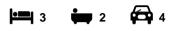
28/06/2021 18:32



27 Centre Road, Brighton East Vic 3187







Rooms: 7 Property Type: Townhouse (Res) Land Size: 307 sqm approx Agent Comments

Simone Chin 03 8680 9461 0403 857 266 simone@atriarealestate.com.au

Indicative Selling Price \$1,900,000 **Median House Price** March quarter 2021: \$2,217,500

Comparable Properties



•**•** 3 Price: \$2,000,000 Method: Auction Sale Date: 27/03/2021

1A Hodder St BRIGHTON EAST 3187 (REI)

D 2

Agent Comments



43a Baird St BRIGHTON EAST 3187 (REI)

Agent Comments



Property Type: Townhouse (Res) Land Size: 312 sqm approx

Rooms: 5

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

Account - Atria Real Estate





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.