

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 6B Tatong Road, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,420,000

Median sale price

Median price \$1,350,000

Property Type Unit

Suburb Brighton East

Period - From 01/07/2023

to 30/06/2024

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	32a Charming St HAMPTON EAST 3188	\$1,275,000	29/04/2024
2	1/1 Gleniffer Av BRIGHTON EAST 3187	\$1,435,000	11/02/2024
3	51a Keith St HAMPTON EAST 3188	\$1,454,000	10/02/2024

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:

29/07/2024 15:22



3
 2
 2

Property Type: Townhouse
 (Single)

Agent Comments

Indicative Selling Price

\$1,420,000

Median Unit Price

Year ending June 2024: \$1,350,000

Comparable Properties



32a Charming St HAMPTON EAST 3188
 (REI/VG)

Agent Comments

3
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 2

Price: \$1,275,000

Method: Private Sale

Date: 29/04/2024

Property Type: Townhouse (Single)

Land Size: 194 sqm approx

1/1 Gleniffer Av BRIGHTON EAST 3187 (VG)

Agent Comments

3
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Price: \$1,435,000

Method: Sale

Date: 11/02/2024

Property Type: Flat/Unit/Apartment (Res)



51a Keith St HAMPTON EAST 3188 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,454,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Land Size: 270 sqm approx

Account - Jellis Craig | P: 03 9194 1200