

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

3a Creswick Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,590,000

&

\$1,700,000

Median sale price

Median price \$1,573,500

Property Type Townhouse

Suburb Brighton East

Period - From 12/07/2020

to

11/07/2021

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	2 Little Field St HAMPTON 3188	\$1,670,000	10/07/2021
2	9b Field St HAMPTON 3188	\$1,603,000	27/05/2021
3	49a Littlewood St HAMPTON 3188	\$1,680,000	01/05/2021

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:

12/07/2021 12:16



3 2 2

Property Type: Strata Unit/Flat

Land Size: 320 sqm approx

Agent Comments

Comparable Properties



2 Little Field St HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,670,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Townhouse (Res)



9b Field St HAMPTON 3188 (REI)

Agent Comments

4 2 1

Price: \$1,603,000

Method: Private Sale

Date: 27/05/2021

Property Type: Townhouse (Res)

49a Littlewood St HAMPTON 3188 (REI/VG)

Agent Comments

3 2 1

Price: \$1,680,000

Method: Auction Sale

Date: 01/05/2021

Property Type: Townhouse (Res)

Land Size: 314 sqm approx