

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

85a Centre Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Brighton East

Period - From 01/07/2023

to 30/09/2023

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	1/643 Hawthorn Rd BRIGHTON EAST 3187	\$885,000	31/07/2023
2	15/27 Patterson Rd BENTLEIGH 3204	\$877,000	12/10/2023
3			

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:

01/12/2023 16:24

85a Centre Road, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

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Indicative Selling Price

\$850,000 - \$890,000

Median Unit Price

September quarter 2023: \$1,250,000



 2  2  1

Property Type: Unit

Agent Comments

Comparable Properties



1/643 Hawthorn Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  1  1

Price: \$885,000

Method: Private Sale

Date: 31/07/2023

Property Type: Unit



15/27 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$877,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9194 1200



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