

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

3/230 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between

\$930,000

&

\$1,010,000

Median sale price

Median price

\$1,511,250

Property Type

Unit

Suburb

Brighton East

Period - From

01/10/2023

to

31/12/2023

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	2/119 Marriage Rd BRIGHTON EAST 3187	\$1,050,000	28/10/2023
2	164b Highett Rd HIGHETT 3190	\$998,000	20/12/2023
3	12/39 Holyrood St HAMPTON 3188	\$990,000	30/12/2023

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:

26/02/2024 15:06



 2  2  2

Property Type: Unit
Land Size: 198 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,010,000
Median Unit Price
December quarter 2023: \$1,511,250

Comparable Properties



2/119 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,050,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit



164b Highett Rd HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$998,000
Method: Private Sale
Date: 20/12/2023
Property Type: Unit
Land Size: 187 sqm approx



12/39 Holyrood St HAMPTON 3188 (REI/VG)

Agent Comments

 2  1  2

Price: \$990,000
Method: Private Sale
Date: 30/12/2023
Property Type: Unit