

# 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

18a Alford Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$2,300,000

### Median sale price

Median price

\$1,705,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

20/03/2022

to

19/03/2023

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 | 5a Lubrano St BRIGHTON EAST 3187  | \$2,300,000 | 28/10/2022   |
| 2 | 12a Beltane Av BRIGHTON EAST 3187 | \$2,260,000 | 22/10/2022   |
| 3 | 40 Hopkins St MCKINNON 3204       | \$2,200,000 | 04/03/2023   |

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:

20/03/2023 10:05



4 3 2

**Rooms:** 3  
**Property Type:** T/house  
**Land Size:** 340.5 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000  
**Median Townhouse Price**  
20/03/2022 - 19/03/2023: \$1,705,000

## Comparable Properties



**5a Lubrano St BRIGHTON EAST 3187 (REI/VG)** **Agent Comments**

4 3 2

**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 28/10/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 337 sqm approx



**12a Beltane Av BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,260,000  
**Method:** Auction Sale  
**Date:** 22/10/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 372 sqm approx



**40 Hopkins St MCKINNON 3204 (REI)**

**Agent Comments**

4 4 3

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 04/03/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 429 sqm approx