

# 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

119A Marriage Road, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton East

Period - From 01/10/2019 to 31/12/2019 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	4/6 Stanley St BRIGHTON 3186	\$1,329,000	09/11/2019
2	698a Hampton St BRIGHTON 3186	\$1,305,000	22/11/2019
3	2a Hurlstone St BRIGHTON EAST 3187	\$1,183,000	23/11/2019

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:

30/01/2020 13:43



Property Type:

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median Unit Price

December quarter 2019: \$1,310,000

## Comparable Properties



4/6 Stanley St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,329,000

Method: Auction Sale

Date: 09/11/2019

Property Type: Townhouse (Res)



698a Hampton St BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$1,305,000

Method: Private Sale

Date: 22/11/2019

Property Type: Townhouse (Single)



2a Hurlstone St BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 2

Price: \$1,183,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)

Land Size: 266 sqm approx