

2 Centre Road, Brighton East Vic 3187

James Paynter  
9592 9299  
0418 390 133  
jpaynter@rtedgar.com.au



4 -

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 728 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$1,900,000 - \$2,090,000  
**Median House Price**  
March quarter 2017: \$1,840,000

## Comparable Properties



**7 Billson St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

5 2 2

**Price:** \$2,140,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 780 sqm



**75 Marriage Rd BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,958,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 654 sqm



**5 Talofa Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 09/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 628 sqm

## 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

2 Centre 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 \$1,900,000

&

\$2,090,000

#### Median sale price

Median price \$1,840,000

House

X

Suburb

Brighton East

Period - From 01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7 Billson St BRIGHTON EAST 3187	\$2,140,000	13/05/2017
75 Marriage Rd BRIGHTON EAST 3187	\$1,958,000	01/04/2017
5 Talofa Av BRIGHTON EAST 3187	\$1,950,000	09/05/2017