

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

6/216 North Road Brighton East VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

Unit

Suburb

Brighton East

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 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

2/12 Raymond Court Brighton East VIC 3187	\$807,500	24-Apr-21
4/17 Roberts Court Brighton East VIC 3187	\$632,500	19-Jun-21
1A Hemming Street Brighton East VIC 3187	\$885,000	27-May-21

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 6 months.~~

This Statement of Information was prepared on: 05 July 2021

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**2/12 Raymond Court Brighton East
VIC 3187**

Sold Price

RS

\$807,500

Sold Date

24-Apr-21

2

1

1

Distance

3.76km

**4/17 Roberts Court Brighton East
VIC 3187**

Sold Price

RS

\$632,500

Sold Date

19-Jun-21

3

1

2

Distance

3.53km

**1A Hemming Street Brighton East
VIC 3187**

Sold Price

RS

\$885,000

Sold Date

27-May-21

2

1

1

Distance

3.95km

RS = Recent sale

UN = Undisclosed Sale

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