

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

10f Noel Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,490,000

&

\$1,550,000

Median sale price

Median price \$1,395,000

Property Type Unit

Suburb Brighton East

Period - From 01/07/2020

to

30/06/2021

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	1/5 Fairfield Gr CAULFIELD SOUTH 3162	\$1,560,000	23/09/2021
2	1/2 Moore St CAULFIELD SOUTH 3162	\$1,530,000	05/10/2021
3	1/7 Thomas St BRIGHTON EAST 3187	\$1,502,000	11/05/2021

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:

12/10/2021 09:27



3
 2
 2

Rooms: 2

Property Type: Townhouse (Single)

Land Size: 266 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,490,000 - \$1,550,000

Median Unit Price

Year ending June 2021: \$1,395,000

Immaculate 3 bedroom + study 2.5 bathroom town residence is sophisticated yet beautifully relaxing. Enjoying 2 spacious entertaining areas, a gleaming granite kitchen (Smeg/Miele appliances), radiant main bedroom (dressing room, ensuite and garden-view balcony), private study and a deluxe spa bathroom. An idyllic sanctuary, the designer west-facing courtyard has an expansive deck and tranquil blue-stone bordered pond. With granite benchtops throughout, it's well-appointed with ducted heating, evaporative cooling, R/C air conditioning, alarm, ducted vacuum and a double auto garage. Walk to Landcox Park, Gardenvale Primary School, tram and cafés.

Comparable Properties



1/5 Fairfield Gr CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3
 2
 2

Price: \$1,560,000

Method: Sold Before Auction

Date: 23/09/2021

Rooms: 5

Property Type: Townhouse (Res)



1/2 Moore St CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3
 2
 3

Price: \$1,530,000

Method: Sold Before Auction

Date: 05/10/2021

Property Type: Townhouse (Single)



1/7 Thomas St BRIGHTON EAST 3187 (REI/VG) [Agent Comments](#)

3
 2
 3

Price: \$1,502,000

Method: Private Sale

Date: 11/05/2021

Property Type: Townhouse (Single)