

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

3 Creswick Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,600,000

&

\$1,760,000

Median sale price

Median price

\$1,532,500

Property Type

Unit

Suburb

Brighton East

Period - From

01/01/2022

to

31/03/2022

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	178a Dendy St BRIGHTON EAST 3187	\$1,800,000	16/02/2022
2	9/36 New St BRIGHTON 3186	\$1,700,000	23/04/2022
3	8 Parker St BRIGHTON EAST 3187	\$1,635,000	31/03/2022

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:

03/06/2022 16:17



 3  2  2

Property Type: House
Land Size: 292 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median Unit Price
March quarter 2022: \$1,532,500

Comparable Properties



178a Dendy St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,800,000
Method: Sold Before Auction
Date: 16/02/2022
Property Type: Townhouse (Res)
Land Size: 313 sqm approx



9/36 New St BRIGHTON 3186 (REI)

Agent Comments

 3  2  1

Price: \$1,700,000
Method: Private Sale
Date: 23/04/2022
Property Type: Townhouse (Single)



8 Parker St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,635,000
Method: Sold Before Auction
Date: 31/03/2022
Property Type: Townhouse (Res)
Land Size: 246 sqm approx