

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

15b Bright Street, Brighton East Vic 3187

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$1,720,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

02/06/2021

to

01/06/2022

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	3 Hurlstone St BRIGHTON EAST 3187	\$2,105,000	14/05/2022
2	23 Charles St BRIGHTON EAST 3187	\$2,035,000	22/02/2022
3	35 Blanche St BRIGHTON EAST 3187	\$1,900,000	06/05/2022

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:

02/06/2022 15:27



3 2.5 2

Property Type: Townhouse

Land Size: 322 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000

Median Townhouse Price

02/06/2021 - 01/06/2022: \$1,720,000

Comparable Properties



3 Hurlstone St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$2,105,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)



23 Charles St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$2,035,000

Method: Private Sale

Date: 22/02/2022

Property Type: House (Res)

Land Size: 446 sqm approx



35 Blanche St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,900,000

Method: Private Sale

Date: 06/05/2022

Property Type: House

Account - Atria Real Estate