# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

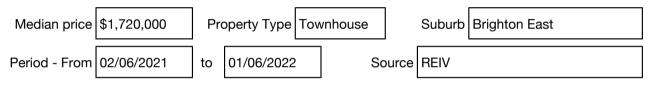
Address Including suburb and postcode

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



## 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.

Add	dress 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









**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)



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



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

Agent Comments

Price: \$1,900,000 Method: Private Sale Date: 06/05/2022 Property Type: House

#### Account - Atria Real Estate



propertydata

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