

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

3/36 Union Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,680,000

Property Type

Townhouse

Suburb

Brighton East

Period - From

10/03/2022

to

09/03/2023

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	8/195-197 North Rd GARDENVALE 3185	\$1,155,000	08/12/2022
2			
3			

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:

10/03/2023 16:24

3/36 Union Street, Brighton East Vic 3187



Katrina O'Brien

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

10/03/2022 - 09/03/2023: \$1,680,000



3 2 1

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



8/195-197 North Rd GARDENVALE 3185 (REI)

Agent Comments

3 2 2

Price: \$1,155,000

Method: Private Sale

Date: 08/12/2022

Property Type: Townhouse (Single)

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



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