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

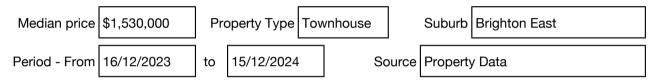
1/101 Centre Road, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo	
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Single price \$1,150,000

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	1/214 Centre Rd BENTLEIGH 3204	\$1,200,000	28/08/2024
2	2/38 Union St BRIGHTON EAST 3187	\$1,150,000	19/08/2024
3	1c Stradbroke Av BRIGHTON EAST 3187	\$1,160,000	01/07/2024

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:

16/12/2024 10:34



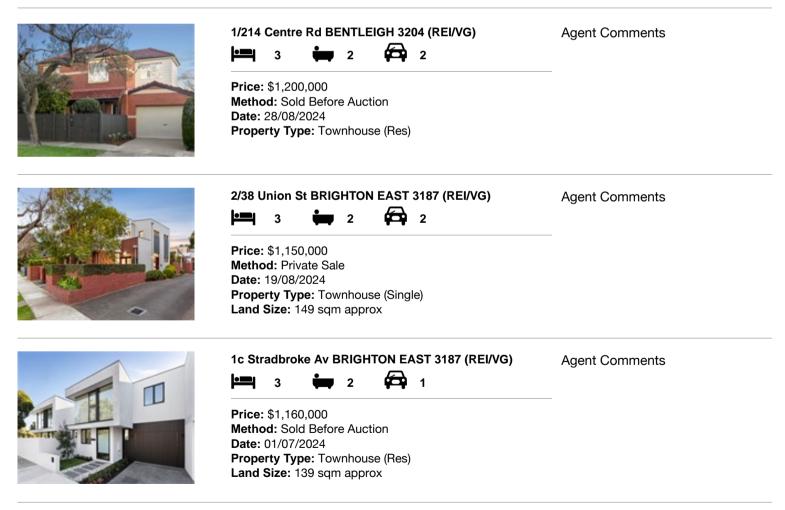






Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,150,000 Median Townhouse Price 16/12/2023 - 15/12/2024: \$1,530,000

Comparable Properties



Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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