

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 2/10 Vincent Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,350,000 Property Type Unit Suburb Brighton East

Period - From 01/07/2022 to 30/06/2023 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	15 Exley Rd HAMPTON EAST 3188	\$1,145,000	20/02/2023
2	3/4 Tatong Rd BRIGHTON EAST 3187	\$1,065,000	16/02/2023
3	6b Hornby St BRIGHTON EAST 3187	\$1,060,000	18/03/2023

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: 16/08/2023 14:50



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000

Median Unit Price
Year ending June 2023: \$1,350,000

Comparable Properties



15 Exley Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 1

Price: \$1,145,000

Method: Private Sale

Date: 20/02/2023

Property Type: House



3/4 Tatong Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 1

Price: \$1,065,000

Method: Private Sale

Date: 16/02/2023

Property Type: Townhouse (Single)



6b Hornby St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,060,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Single)