

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

41 Union Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$2,437,500

Property Type House

Suburb Brighton East

Period - From 26/01/2023

to

25/01/2024

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	21a Bright St BRIGHTON EAST 3187	\$1,900,000	07/09/2023
2	1/2 Collington Av BRIGHTON 3186	\$1,880,000	16/12/2023
3	18b Eloura Av BRIGHTON EAST 3187	\$1,825,000	04/10/2023

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:

26/01/2024 21:14



 3  2  2

Rooms: 7
Property Type: House
Land Size: 356 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
26/01/2023 - 25/01/2024: \$2,437,500

Comparable Properties



21a Bright St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

 3  2  3

Price: \$1,900,000
Method: Private Sale
Date: 07/09/2023
Property Type: House



1/2 Collington Av BRIGHTON 3186 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,880,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)



18b Eloura Av BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,825,000
Method: Private Sale
Date: 04/10/2023
Property Type: Townhouse (Res)

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