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

46A Robinson Street, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	e con	sumer.vic.go	ov.au	/underquo	ting		
Range betwee	\$2,390,000		&		\$2,590,000			
Median sale p	rice							
Median price	\$1,560,000	Pro	operty Type	Том	nhouse		Suburb	Brighton East
Period - From	06/03/2023	to	05/03/2024	ŀ	Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	13 Comer St BRIGHTON EAST 3187	\$2,425,000	28/10/2023
2	96a Male St BRIGHTON 3186	\$2,400,000	01/03/2024
3	10a Hall St BRIGHTON 3186	\$2,395,000	13/12/2023

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:

06/03/2024 15:12



46A Robinson Street, Brighton East Vic 3187







Rooms: 5 Property Type: House (Res) Land Size: 302 sqm approx

Agent Comments Plunge pool in north facing garden Mandy Engelhardt 03 9521 9800 0439 483 024 mandy.engelhardt@belleproperty.com

> Indicative Selling Price \$2,390,000 - \$2,590,000 Median Townhouse Price 06/03/2023 - 05/03/2024: \$1,560,000

Comparable Properties



13 Comer St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$2,425,000 Method: Auction Sale Date: 28/10/2023 Property Type: Townhouse (Res) Land Size: 409 sqm approx



96a Male St BRIGHTON 3186 (REI)



Price: \$2,400,000 Method: Private Sale Date: 01/03/2024 Property Type: Townhouse (Single)

10a Hall St BRIGHTON 3186 (REI/VG)



Agent Comments

Agent Comments

Price: \$2,395,000 Method: Private Sale Date: 13/12/2023 Property Type: Townhouse (Single)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





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