

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 consumer.vic.gov.au/underquoting

Range between \$2,390,000 & \$2,590,000

Median sale price

Median price \$1,560,000 Property Type Townhouse Suburb Brighton East

Period - From 06/03/2023 to 05/03/2024 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	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

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3/4 3 2

Rooms: 5

Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Plunge pool in north facing garden

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

4 4 2

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)

Agent Comments

4 3 3

Price: \$2,400,000

Method: Private Sale

Date: 01/03/2024

Property Type: Townhouse (Single)



10a Hall St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

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