

# 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

6/2 Howell Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,150,000

### Median sale price

Median price \$1,592,750 Property Type Townhouse Suburb Brighton East

Period - From 21/05/2023 to 20/05/2024 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	15/1 Landcox St BRIGHTON EAST 3187	\$1,300,000	26/01/2024
2	4/1 Clarkson Av BRIGHTON 3186	\$1,265,000	07/03/2024
3	13/149 Male St BRIGHTON 3186	\$1,190,000	04/03/2024

**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:

21/05/2024 15:14



**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,150,000  
**Median Townhouse Price**  
21/05/2023 - 20/05/2024: \$1,592,750

## Comparable Properties

**15/1 Landcox St BRIGHTON EAST 3187 (VG)** Agent Comments



**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 26/01/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**4/1 Clarkson Av BRIGHTON 3186 (REI)** Agent Comments



**Price:** \$1,265,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Apartment



**13/149 Male St BRIGHTON 3186 (REI/VG)** Agent Comments



**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 04/03/2024  
**Property Type:** Townhouse (Single)

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