

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 Montgomery 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 & \$1,150,000

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	36 Pine St BRIGHTON EAST 3187	\$1,100,000	12/08/2023
2	1/8 Fitzroy St BENTLEIGH 3204	\$1,050,000	06/05/2023
3	3/230 South Rd BRIGHTON EAST 3187	\$995,000	29/04/2023

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: 29/08/2023 11:56

6 Montgomery Street, Brighton East Vic 3187



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
Year ending June 2023: \$1,350,000

Comparable Properties



36 Pine St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit



1/8 Fitzroy St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit



3/230 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$995,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Unit
Land Size: 198 sqm approx

Account - Gary Peer & Associates Bentleigh | P: 88426800



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