Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 85a Centre Road, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$990,000					
Median sale p	rice									
Median price	\$1,250,000	Pro	operty Type	Unit			Suburb	Brighton East		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/20 Outer Cr BRIGHTON 3186	\$1,280,000	28/10/2023
2	4/40 Durrant St BRIGHTON 3186	\$1,085,000	21/10/2023
3	2/119 Marriage Rd BRIGHTON EAST 3187	\$1,050,000	28/10/2023

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:

06/11/2023 16:04



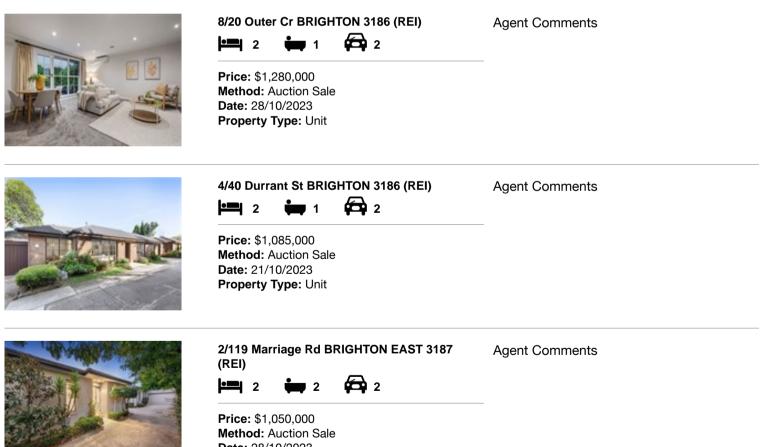






Property Type: House Land Size: 178 sqm approx Indicative Selling Price \$950,000 - \$990,000 Median Unit Price September quarter 2023: \$1,250,000

Comparable Properties



Date: 28/10/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200

propertydata



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