

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

91 UNION STREET BRIGHTON EAST VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,600,000

&

\$2,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,417,500

Property type

House

Suburb

Brighton East

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

6 HASTINGS STREET MCKINNON VIC 3204	\$2,700,000	23-Mar-24
7 GARDENVALE ROAD CAULFIELD SOUTH VIC 3162	\$2,750,000	11-May-24
7 CECIL STREET BRIGHTON EAST VIC 3187	\$2,780,000	19-Feb-24

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 6 months.~~

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**6 HASTINGS STREET MCKINNON
VIC 3204**

5 3 2

Sold Price ^{RS} **\$2,700,000** ^{UN} Sold Date **23-Mar-24**

Distance **0.78km**



**7 GARDENVALE ROAD CAULFIELD
SOUTH VIC 3162**

5 3 -

Sold Price ^{RS} **\$2,750,000** ^{UN} Sold Date **11-May-24**

Distance **0.98km**



**7 CECIL STREET BRIGHTON EAST
VIC 3187**

4 2 2

Sold Price **\$2,780,000** Sold Date **19-Feb-24**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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