

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 139 Thomas Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,525,000 Property Type House Suburb Brighton East

Period - From 01/07/2021 to 30/09/2021 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	3 Parkview Rd BRIGHTON EAST 3187	\$2,341,000	29/06/2021
2	2 Dunoon Ct BRIGHTON EAST 3187	\$2,320,000	26/06/2021
3	267 Dendy St BRIGHTON EAST 3187	\$2,150,000	09/10/2021

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: 26/10/2021 18:26



5 3 2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

September quarter 2021: \$2,525,000

Comparable Properties



3 Parkview Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 2

Price: \$2,341,000

Method: Sold Before Auction

Date: 29/06/2021

Property Type: House (Res)

Land Size: 700 sqm approx



2 Dunoon Ct BRIGHTON EAST 3187 (REI/VG) Agent Comments

3 2 2

Price: \$2,320,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 623 sqm approx



267 Dendy St BRIGHTON EAST 3187 (REI) Agent Comments

4 2 2

Price: \$2,150,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 603 sqm approx

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