

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 97 Marriage Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,865,000 & \$2,050,000

Median sale price

Median price \$1,720,000 Property Type Townhouse Suburb Brighton East

Period - From 16/11/2020 to 15/11/2021 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	16a Arnold Rd BRIGHTON EAST 3187	\$2,165,000	22/06/2021
2	716b Hampton St BRIGHTON 3186	\$2,108,000	16/07/2021
3	36a Billson St BRIGHTON EAST 3187	\$2,050,000	20/10/2021

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: 16/11/2021 17:11



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,865,000 - \$2,050,000
Median Townhouse Price
16/11/2020 - 15/11/2021: \$1,720,000

Comparable Properties



16a Arnold Rd BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 2

Price: \$2,165,000
Method: Private Sale
Date: 22/06/2021
Property Type: Townhouse (Single)

716b Hampton St BRIGHTON 3186 (REI/VG) Agent Comments

4 3 2

Price: \$2,108,000
Method: Private Sale
Date: 16/07/2021
Property Type: Townhouse (Res)



36a Billson St BRIGHTON EAST 3187 (REI) Agent Comments

4 3 2

Price: \$2,050,000
Method: Sold Before Auction
Date: 20/10/2021
Rooms: 6
Property Type: Townhouse (Res)

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