

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

115 Union Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,650,000 & \$2,800,000

Median sale price

Median price \$2,135,000 Property Type House Suburb Brighton East

Period - From 01/04/2022 to 30/06/2022 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 Allfrey St BRIGHTON EAST 3187	\$2,825,000	23/03/2022
2	17 Florence St BRIGHTON EAST 3187	\$2,750,000	23/03/2022
3			

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:

03/08/2022 15:25



5 2 6

Property Type: House
Land Size: 743 sqm approx
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,800,000
Median House Price
June quarter 2022: \$2,135,000

Comparable Properties



3 Allfrey St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 4

Price: \$2,825,000
Method: Sold Before Auction
Date: 23/03/2022
Property Type: House (Res)
Land Size: 625 sqm approx



17 Florence St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 3 2

Price: \$2,750,000
Method: Sold Before Auction
Date: 23/03/2022
Property Type: House (Res)
Land Size: 604 sqm approx

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.

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