

# 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

26 Florence Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,310,000

### Median sale price

Median price \$2,101,250 Property Type House Suburb Brighton East

Period - From 01/10/2020 to 31/12/2020 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	72 Baird St BRIGHTON EAST 3187	\$2,475,000	05/12/2020
2	57 Plantation Av BRIGHTON EAST 3187	\$2,350,000	20/10/2020
3	11 Primrose Cr BRIGHTON EAST 3187	\$2,275,000	02/12/2020

**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:

11/03/2021 10:19



4   2   2

**Property Type:** House  
**Land Size:** 615 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,100,000 - \$2,310,000  
**Median House Price**  
December quarter 2020: \$2,101,250

## Comparable Properties



72 Baird St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4   2   2

**Price:** \$2,475,000  
**Method:** Private Sale  
**Date:** 05/12/2020  
**Property Type:** House  
**Land Size:** 704 sqm approx



57 Plantation Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 20/10/2020  
**Property Type:** House  
**Land Size:** 617 sqm approx



11 Primrose Cr BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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**Price:** \$2,275,000  
**Method:** Auction Sale  
**Date:** 02/12/2020  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx