

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

4/172 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$1,184,000 Property Type Unit Suburb Brighton East

Period - From 01/01/2020 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	1/24 Lillimur Rd ORMOND 3204	\$530,000	27/02/2021
2	4/9 Park Av GLEN HUNTLY 3163	\$520,000	20/03/2021
3	14/30 Lillimur Rd ORMOND 3204	\$511,000	30/01/2021

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:

06/04/2021 11:23



2 1 1

Rooms: 3
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
Year ending December 2020: \$1,184,000

Comparable Properties



1/24 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Apartment



4/9 Park Av GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$520,000
Method: Private Sale
Date: 20/03/2021
Property Type: Apartment



14/30 Lillimur Rd ORMOND 3204 (REI)

Agent Comments

2 1 1

Price: \$511,000
Method: Auction Sale
Date: 30/01/2021
Rooms: 3
Property Type: Apartment