

# 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 5/24 Blanche 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 \$920,000 & \$970,000

### Median sale price

Median price \$1,420,000 Property Type Unit Suburb Brighton East

Period - From 01/01/2021 to 31/03/2021 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	4/47 Roslyn St BRIGHTON 3186	\$970,000	19/02/2021
2	1/55 Wilson St BRIGHTON 3186	\$950,000	21/12/2020
3	1b Cheeseman Av BRIGHTON EAST 3187	\$950,000	12/12/2020

**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: 05/05/2021 14:19



2   2   2

**Property Type:** Unit

**Agent Comments**

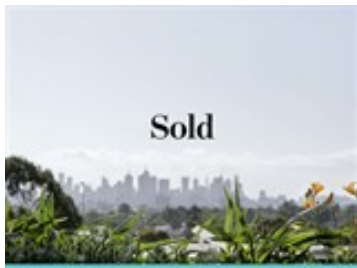
**Indicative Selling Price**

\$920,000 - \$970,000

**Median Unit Price**

March quarter 2021: \$1,420,000

## Comparable Properties



**4/47 Roslyn St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$970,000

**Method:** Private Sale

**Date:** 19/02/2021

**Property Type:** Unit



**1/55 Wilson St BRIGHTON 3186 (VG)**

**Agent Comments**

3   -   -

**Price:** \$950,000

**Method:** Sale

**Date:** 21/12/2020

**Property Type:** Flat/Unit/Apartment (Res)



**1b Cheeseman Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

2   1   1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** Unit