

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 6/126 Centre Road, Brighton East Vic 3187

Indicative selling price

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

Single price \$570,000

Median sale price

Median price \$1,080,000

Property Type Unit

Suburb Brighton East

Period - From 01/01/2020

to 31/03/2020

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	11/66 Bent St MCKINNON 3204	\$594,000	14/12/2019
2	203/25 Nicholson St BENTLEIGH 3204	\$590,000	14/03/2020
3	1/173 Mckinnon Rd MCKINNON 3204	\$565,000	27/02/2020

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:

20/05/2020 07:50



2 -

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$570,000
Median Unit Price
March quarter 2020: \$1,080,000

Comparable Properties



11/66 Bent St MCKINNON 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$594,000
Method: Auction Sale
Date: 14/12/2019
Property Type: Apartment



203/25 Nicholson St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$590,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Apartment
Land Size: 1871 sqm approx



1/173 Mckinnon Rd MCKINNON 3204 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000
Method: Sold Before Auction
Date: 27/02/2020
Property Type: Apartment