

# 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

1/18 Regent 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 \$850,000 & \$900,000

### Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton East

Period - From 01/10/2019 to 31/12/2019 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	3/745 Hawthorn Rd BRIGHTON EAST 3187	\$940,000	22/02/2020
2	17/6 Bright St BRIGHTON EAST 3187	\$830,000	07/12/2019
3	2/46 Centre Rd BRIGHTON EAST 3187	\$830,000	24/09/2019

**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:

25/02/2020 16:59



2   -  

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$850,000 - \$900,000

**Median Unit Price**

December quarter 2019: \$1,310,000

## Comparable Properties



**3/745 Hawthorn Rd BRIGHTON EAST 3187 (REI)**

Agent Comments

3   2   2

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** Unit



**17/6 Bright St BRIGHTON EAST 3187 (REI/VG)** Agent Comments

3   1   2

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Unit



**2/46 Centre Rd BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$830,000

**Method:** Private Sale

**Date:** 24/09/2019

**Property Type:** Unit