

# 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

2/126 Centre Road, 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 \$640,000 & \$670,000

### Median sale price

Median price \$874,500 Property Type Unit Suburb Brighton East

Period - From 01/07/2020 to 30/09/2020 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	110/79 Mitchell St BENTLEIGH 3204	\$720,000	09/01/2021
2	2/26 Pearson St BRIGHTON 3186	\$681,500	30/10/2020
3	2/3 Gleniffer Av BRIGHTON EAST 3187	\$640,000	28/10/2020

**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:

13/01/2021 12:31



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

**Indicative Selling Price**  
\$640,000 - \$670,000  
**Median Unit Price**  
September quarter 2020: \$874,500

## Comparable Properties



110/79 Mitchell St BENTLEIGH 3204 (REI)

Agent Comments



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 09/01/2021  
**Property Type:** Apartment



2/26 Pearson St BRIGHTON 3186 (REI/VG)

Agent Comments



**Price:** \$681,500  
**Method:** Auction Sale  
**Date:** 30/10/2020  
**Property Type:** Apartment  
**Land Size:** 73 sqm approx



2/3 Gleniffer Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 28/10/2020  
**Property Type:** Apartment