

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
20 Brickwood Street, Brighton Vic 3186

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,330,000 House X Unit Suburb Brighton

Period - From 01/07/2018 to 30/06/2019 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	103 St Andrews St BRIGHTON 3186	\$2,912,500	11/05/2019
2	28 Kingsley St ELWOOD 3184	\$3,050,000	13/05/2019
3	56 St Andrews St BRIGHTON 3186	\$3,450,000	02/04/2019

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.



5 3 3

Rooms:
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
 \$3,000,000 - \$3,300,000
Median House Price
 Year ending June 2019: \$2,330,000

Comparable Properties



103 St Andrews St BRIGHTON 3186 (REI)

Agent Comments

5 2 2

Price: \$2,912,500
Method: Auction Sale
Date: 11/05/2019
Rooms: -
Property Type: House (Res)



28 Kingsley St ELWOOD 3184 (REI/VG)

Agent Comments

4 3 2

Price: \$3,050,000
Method: Private Sale
Date: 13/05/2019
Rooms: 7
Property Type: House (Res)
Land Size: 403 sqm approx



56 St Andrews St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$3,450,000
Method: Private Sale
Date: 02/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx