

#### 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	20 Brickwood Street, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

For 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	Hou	ise 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.

Add	dress 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

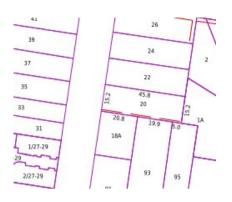
#### OR

**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.









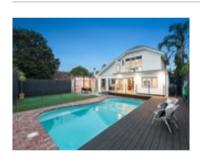
Rooms:

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)



Price: \$2,912,500 Method: Auction Sale Date: 11/05/2019

Rooms: -

Property Type: House (Res)

**Agent Comments** 



28 Kingsley St ELWOOD 3184 (REI/VG)



Price: \$3,050,000 Method: Private Sale Date: 13/05/2019

Rooms: 7

Property Type: House (Res) Land Size: 403 sqm approx

Agent Comments



56 St Andrews St BRIGHTON 3186 (REI/VG)





Price: \$3,450,000 Method: Private Sale Date: 02/04/2019

Rooms: -

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

Account - The Agency - Melbourne | P: 03 8578 0388 | F: 03 9132 8957





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