

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

32 Martin Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$5,700,000

Median sale price

Median price

\$2,740,000

Property Type

House

Suburb

Brighton

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	2c Dudley St BRIGHTON 3186	\$6,500,000	02/11/2019
2	31 Martin St BRIGHTON 3186	\$6,000,000	13/11/2019
3	27 Bay St BRIGHTON 3186	\$5,680,000	06/11/2019

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 14:52



 4  4  2

Property Type: House
Land Size: 718 sqm approx
 Agent Comments

Indicative Selling Price
 \$5,700,000
Median House Price
 December quarter 2019: \$2,740,000

Comparable Properties



2c Dudley St BRIGHTON 3186 (REI)

Agent Comments

 5  4  3

Price: \$6,500,000
Method: Auction Sale
Date: 02/11/2019
Property Type: House (Res)
Land Size: 1141 sqm approx

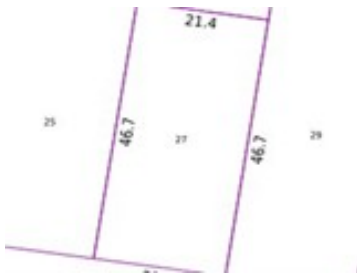


31 Martin St BRIGHTON 3186 (REI/VG)

Agent Comments

 5  5  3

Price: \$6,000,000
Method: Private Sale
Date: 13/11/2019
Rooms: 10
Property Type: House (Res)
Land Size: 1296 sqm approx



27 Bay St BRIGHTON 3186 (REI)

Agent Comments

 4  2  2

Price: \$5,680,000
Method: Private Sale
Date: 06/11/2019
Property Type: House