

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

7a Burwah Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,025,000

Median sale price

Median price

\$1,680,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2018

to

30/09/2019

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	34a Pine St BRIGHTON EAST 3187	\$2,030,000	29/09/2019
2	9 Howell St BRIGHTON EAST 3187	\$2,026,000	14/09/2019
3	94a Ludstone St HAMPTON 3188	\$1,910,000	11/10/2019

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:

14/11/2019 08:00



Property Type:
Agent Comments

Indicative Selling Price
\$2,025,000
Median House Price
Year ending September 2019: \$1,680,000

Comparable Properties



34a Pine St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,030,000
Method: Private Sale
Date: 29/09/2019
Rooms: 6
Property Type: Townhouse (Res)



9 Howell St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,026,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Townhouse (Res)



94a Ludstone St HAMPTON 3188 (REI)

Agent Comments



Price: \$1,910,000
Method: Private Sale
Date: 11/10/2019
Property Type: Townhouse (Single)
Land Size: 393 sqm approx