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

3 Stanley Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$3,800,000		&		\$4,100,0	00		
Median sale price								
Median price	\$2,740,000	Pro	operty Type	Hous	se		Suburb	Brighton
Period - From	01/10/2019	to	31/12/2019		So	urce	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	3 Haileybury St BRIGHTON 3186	\$4,200,000	25/10/2019
2	27 Chelsea St BRIGHTON 3186	\$4,165,000	20/11/2019
3	63 South Rd BRIGHTON 3186	\$4,000,000	09/10/2019

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.

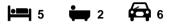
This Statement of Information was prepared on:

25/03/2020 13:48



<mark>රෝ</mark> MARSHALLWHITE





Property Type: House Agent Comments

Matthew Pillios 9832 1168 0408 145 982 MatthewP@marshallwhite.com.au

Indicative Selling Price \$3,800,000 - \$4,100,000 Median House Price December quarter 2019: \$2,740,000

Comparable Properties

3 Haileybury St BRIGHTON 3186 (REI/VG) 4 3 2 Price: \$4,200,000 Method: Sold Before Auction Date: 25/10/2019 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments
27 Chelsea St BRIGHTON 3186 (REI/VG) 5 3 2 Price: \$4,165,000 Method: Sold Before Auction Date: 20/11/2019 Rooms: 8 Property Type: House (Res) Land Size: 826 sqm approx	Agent Comments
63 South Rd BRIGHTON 3186 (REI/VG) 4 4 3 Price: \$4,000,000 Method: Private Sale Date: 09/10/2019 Property Type: House (Res) Land Size: 776 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.