

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 between \$3,800,000 & \$4,100,000

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	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:

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Indicative Selling Price
\$3,800,000 - \$4,100,000

Median House Price
December quarter 2019: \$2,740,000



5 2 6

Property Type: House

Agent Comments

Comparable Properties



3 Haileybury St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$4,200,000
Method: Sold Before Auction
Date: 25/10/2019
Property Type: House (Res)
Land Size: 604 sqm approx



27 Chelsea St BRIGHTON 3186 (REI/VG)

Agent Comments

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



63 South Rd BRIGHTON 3186 (REI/VG)

Agent Comments

4 4 3

Price: \$4,000,000
Method: Private Sale
Date: 09/10/2019
Property Type: House (Res)
Land Size: 776 sqm approx