

## STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

29 St James Park Drive, Brighton, VIC 3186

### Indicative selling price

Range between

\$2,700,000 - \$2,900,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price <b>\$2,300,000</b>	House <small>*Delete house or unit as applicable</small>	Suburb <b>BRIGHTON</b>
Period from <b>15/03/2019</b>	Period to <b>11/09/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>13 WAIROA AVENUE BRIGHTON EAST</b>  Price \$2,665,000 Date of Sale 01/07/2019 Land 670 sqm	4  2  3 
	<b>5 BERWICK STREET BRIGHTON</b>  Price \$2,975,000 Date of Sale 15/06/2019 Land 526 sqm	5  3  2 
	<b>4 BARKLY STREET BRIGHTON</b>  Price \$2,720,000 Date of Sale 25/05/2019 Land 559 sqm	4  3  2 

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