

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

22a South Road, Brighton Vic 3186

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Brighton

Period - From 08/10/2018 to 07/10/2019 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	1b Esplanade Av BRIGHTON 3186	\$1,975,000	09/05/2019
2	1/16 Yuille St BRIGHTON 3186	\$1,890,000	31/05/2019
3	20 Budd St BRIGHTON 3186	\$1,820,000	14/09/2019

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: 08/10/2019 15:18



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Property Type: House (Res)

Land Size: 236 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

08/10/2018 - 07/10/2019: \$2,350,000

Comparable Properties

1b Esplanade Av BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$1,975,000

Method: Sale

Date: 09/05/2019

Property Type: House (Res)

Land Size: 288 sqm approx



1/16 Yuille St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

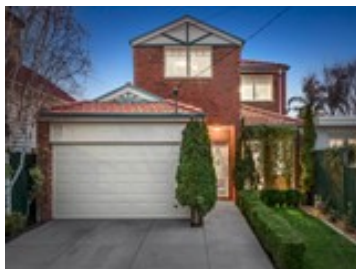
Price: \$1,890,000

Method: Private Sale

Date: 31/05/2019

Property Type: Townhouse (Res)

Land Size: 391 sqm approx



20 Budd St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$1,820,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)