

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

6 Moffat Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$1,750,000

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	8 Whyte St BRIGHTON 3186	\$1,925,000	26/10/2019
2	7 Cavendish PI BRIGHTON 3186	\$1,828,000	08/02/2020
3			

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:

08/04/2020 19:59



 2  2  1

Property Type: House
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price

\$1,750,000

Median House Price

December quarter 2019: \$2,740,000

Comparable Properties



8 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,925,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 390 sqm approx

7 Cavendish PI BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,828,000
Method: Auction Sale
Date: 08/02/2020
Property Type: House (Res)
Land Size: 430 sqm approx

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.