

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

1/6 Carr Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,070,000

&

\$1,170,000

Median sale price

Median price \$1,498,750

House

X

Unit

Suburb Brighton East

Period - From 01/04/2019

to

30/06/2019

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	14a Burwah Av BRIGHTON EAST 3187	\$1,235,000	03/05/2019
2	2/55 Teddington Rd HAMPTON 3188	\$1,100,000	27/03/2019
3	20b Nepean Av HAMPTON EAST 3188	\$1,090,000	25/05/2019

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.



3 2 2

Rooms: 5

Property Type: House

Land Size: 307 sqm approx

Agent Comments

Comparable Properties



14a Burwah Av BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$1,235,000

Method: Sale

Date: 03/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 414 sqm approx

2/55 Teddington Rd HAMPTON 3188 (VG)

Agent Comments

3 - -

Price: \$1,100,000

Method: Sale

Date: 27/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 296 sqm approx



20b Nepean Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 2

Price: \$1,090,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 300 sqm approx