

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

113 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$3,087,500

Property Type House

Suburb Brighton

Period - From 01/07/2020

to 30/09/2020

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	10a Lysander St BRIGHTON EAST 3187	\$2,020,000	22/10/2020
2	87 William St BRIGHTON 3186	\$2,000,000	16/10/2020
3	12 Loller St BRIGHTON 3186	\$1,920,000	07/11/2020

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:

09/11/2020 10:39



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
September quarter 2020: \$3,087,500

Comparable Properties



10a Lysander St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$2,020,000
Method: Sold Before Auction
Date: 22/10/2020
Property Type: Townhouse (Res)
Land Size: 352.50 sqm approx



87 William St BRIGHTON 3186 (REI) Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 16/10/2020
Property Type: House



12 Loller St BRIGHTON 3186 (REI) Agent Comments



Price: \$1,920,000
Method: Auction Sale
Date: 07/11/2020
Property Type: House (Res)