## Statement of Information

## Single residential property located in the Melbourne metropolitan area

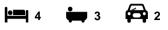
## Section 47AF of the Estate Agents Act 1980

Property	offered for	sale									
Address Including suburb and postcode		34b Comer Street, Brighton East Vic 3187									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range b	0,000	00 &			\$2,475,000						
Median sale price											
Median price \$2,270,000		000	Property Type		Hous	e		Subu	rb E	Brighton Eas	st
Period -	From 01/10/2	2020 1	to	30/09/2021		Sc	ource	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									Pri	ce	Date of sale
1											
2											
3											
OR											
	he estate ager roperties were										
		Thic Stat	toma	ent of Inform	nation	was nren	ared	on: [		14/01/00	00.10.00









**Property Type:** Townhouse (Res) **Land Size:** 348 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,250,000 - \$2,475,000 Median House Price

Year ending September 2021: \$2,270,000

## Comparable Properties

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.

**Account** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



