

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

11 Berwick Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,290,000

Property Type House

Suburb Brighton

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	67 Martin St BRIGHTON 3186	\$1,700,000	10/08/2019
2	34 Rusden St BRIGHTON 3186	\$1,650,000	23/05/2019
3	28 Berwick St BRIGHTON 3186	\$1,615,000	01/04/2019

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:

20/09/2019 09:10



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 420 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

June quarter 2019: \$2,290,000

Comparable Properties



67 Martin St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,700,000

Method: Auction Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 488 sqm approx



34 Rusden St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 1

Price: \$1,650,000

Method: Private Sale

Date: 23/05/2019

Property Type: House

Land Size: 444 sqm approx



28 Berwick St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,615,000

Method: Private Sale

Date: 01/04/2019

Property Type: House

Land Size: 242 sqm approx