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

2 Cowra Street, Brighton Vic 3186

Indicative selling price

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

Range between | $2,000,000 | & | $2,200,000

Median sale price

| Median price | $2,100,000 | Property Type | House | Suburb | Brighton |

| Period - From | 01/07/2019 | to | 30/09/2019 | 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	68 Dendy St BRIGHTON 3186	$2,202,000	22/06/2019
2	86 St Andrews St BRIGHTON 3186	$2,150,000	21/06/2019
3	15 Berwick St BRIGHTON 3186	$2,118,000	01/06/2019

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: | 23/10/2019 12:49

CONSUMER AFFAIRS VICTORIA

NICK JOHNSTONE
your personal agent

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Property Type: House (Previously Occupied - Detached)
Land Size: 656 Approx sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
September quarter 2019: $2,100,000

Comparable Properties

68 Dendy St BRIGHTON 3186 (REI/VG)

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Price: $2,202,000
Method: Auction Sale
Date: 22/06/2019
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

86 St Andrews St BRIGHTON 3186 (REI/VG)

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Price: $2,150,000
Method: Private Sale
Date: 21/06/2019
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments

15 Berwick St BRIGHTON 3186 (REI/VG)

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Price: $2,118,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

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