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

318 St Kilda Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,825,000		&		\$1,900,000				
Median sale price									
Median price	\$2,800,000	Pro	Property Type Ho		louse		Suburb	Brighton	
Period - From	03/08/2019	to	02/08/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Maroona Rd BRIGHTON 3186	\$2,060,000	15/04/2020
2	85 Gardenvale Rd GARDENVALE 3185	\$1,900,000	04/05/2020
3			

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:

03/08/2020 17:59

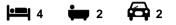


318 St Kilda Street, Brighton Vic 3186

NICK JOHNSTONE your personal agent

Simone Chin 03 9553 8300 0403 857 266





Property Type: House (Previously Occupied - Detached) Land Size: 606 sqm approx Agent Comments simone@nickjohnstone.com.au Indicative Selling Price \$1,825,000 - \$1,900,000 Median House Price

03/08/2019 - 02/08/2020: \$2,800,000

Comparable Properties

buston	2 Maroona Rd BRIGHTON 3186 (REI) 4 2 2 1 Price: \$2,060,000 Method: Private Sale Date: 15/04/2020 Property Type: House	Agent Comments
	85 Gardenvale Rd GARDENVALE 3185 (REI) 	Agent Comments

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

