

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

3 Shasta Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,700,000

&

\$2,800,000

Median sale price

Median price \$1,745,000

Property Type House

Suburb Brighton East

Period - From 01/04/2019

to 31/03/2020

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	4 The Avenue HAMPTON 3188	\$2,704,000	11/12/2019
2			
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:

01/06/2020 14:37



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Property Type: House (Previously Occupied - Detached)

Land Size: 702 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,800,000

Median House Price

Year ending March 2020: \$1,745,000

Comparable Properties



4 The Avenue HAMPTON 3188 (VG)

 4  -  -

Price: \$2,704,000

Method: Sale

Date: 11/12/2019

Property Type: House (Res)

Land Size: 683 sqm approx

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.