Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3 Shasta Avenue, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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	Pro	perty 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 sixmonths 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







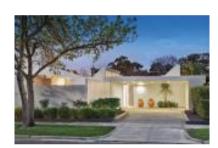


Property Type: House (Previously Occupied - Detached) **Land Size:** 702 sqm approx

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)

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.

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



