

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

18B Arnold Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$2,000,000

Property Type House

Suburb Brighton East

Period - From 27/11/2019

to

26/11/2020

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	34A Comer St, Brighton East, Vic 3187, Australia	\$2,200,000	31/10/2020
2	327B South Rd, Brighton East, Vic 3187, Australia	\$1,837,000	19/06/2020
3	10a Lysander St BRIGHTON EAST 3187	\$2,020,000	22/10/2020

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:

27/11/2020 16:22



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,100,000
Median House Price
27/11/2019 - 26/11/2020: \$2,000,000

Comparable Properties

34A Comer St, Brighton East, Vic 3187, Australia (REI)

Agent Comments



Price: \$2,200,000
Method:
Date: 31/10/2020
Property Type: Townhouse (Single)

327B South Rd, Brighton East, Vic 3187, Australia (REI)

Agent Comments



Price: \$1,837,000
Method:
Date: 19/06/2020
Property Type: Townhouse (Single)



10a Lysander St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,020,000
Method: Sold Before Auction
Date: 22/10/2020
Property Type: Townhouse (Res)
Land Size: 352.50 sqm approx