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

4B Bruce Street, Brighton East Vic 3187

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,800,000		&		\$1,900,000			
Median sale pr	rice							
Median price	\$2,101,250	Pro	operty Type	Hou	se		Suburb	Brighton East
Period - From	01/10/2020	to	31/12/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	8a Billson St BRIGHTON EAST 3187	\$2,225,000	05/12/2020
2	2B Omar St CAULFIELD SOUTH 3162	\$1,990,000	18/09/2020
3	76 Whitmuir Rd MCKINNON 3204	\$1,835,000	16/02/2021

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:

04/03/2021 09:18



RT Edgar





Property Type: Agent Comments Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price December quarter 2020: \$2,101,250

Comparable Properties



8a Billson St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$2,225,000 Method: Private Sale Date: 05/12/2020 Property Type: Townhouse (Single) Land Size: 365 sqm approx



2B Omar St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,990,000 Method: Sold Before Auction Date: 18/09/2020 Property Type: Townhouse (Res) Land Size: 366 sqm approx



76 Whitmuir Rd MCKINNON 3204 (REI)



Agent Comments

Price: \$1,835,000 Method: Sold Before Auction Date: 16/02/2021 Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.