

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 consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$2,101,250

Property Type House

Suburb Brighton East

Period - From 01/10/2020

to

31/12/2020

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	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



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)