

Simone Chin 0403 857 266 simone@nickjohnstone.com.au

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	62 Asling Street, Brighton Vic 3186					
ndicative selling price						

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

Range between	\$2,700,000	&	\$2,750,000

Median sale price

Median price	\$2,552,500	Hou	ise X	Unit		Suburb	Brighton
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	4 Barkly St BRIGHTON 3186	\$2,720,000	25/05/2019
2	145 Male St BRIGHTON 3186	\$2,620,000	18/05/2019
3	164 Cochrane St BRIGHTON 3186	\$2,600,000	30/03/2019

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.

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





Generated: 01/06/2019 12:15



Simone Chin 0403 857 266 simone@nickjohnstone.com.au

Indicative Selling Price \$2,700,000 - \$2,750,000 Median House Price Year ending March 2019: \$2,552,500



4 📥 -

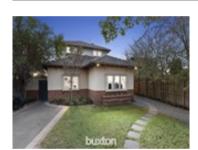
Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 799 sqm approx

Agent Comments

Comparable Properties



4 Barkly St BRIGHTON 3186 (REI)

;

3

6 2

Price: \$2,720,000

Method: Sold Before Auction

Date: 25/05/2019

Rooms: -

Property Type: House

Agent Comments



145 Male St BRIGHTON 3186 (REI)

1 3

Ť



6

Agent Comments

Price: \$2,620,000 **Method:** Auction Sale **Date:** 18/05/2019

Rooms: -

Property Type: House (Res) **Land Size:** 808 sqm approx

164 Cochrane St BRIGHTON 3186 (REI)

-- 5





Agent Comments



Rooms: -

Property Type: House (Res) **Land Size:** 554 sqm approx

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





Generated: 01/06/2019 12:15