## 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	6 Alverna Grove, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,800,000	&	\$1,980,000
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#### Median sale price

Median price	\$2,100,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/07/2019	to	30/09/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	19 Gordon St HAMPTON 3188	\$1,926,000	05/10/2019
2	1/16 Yuille St BRIGHTON 3186	\$1,890,000	31/05/2019
3	20 Budd St BRIGHTON 3186	\$1,820,000	14/09/2019

#### 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.

This Statement of Information was prepared on:	31/10/2019 16:58













**Property Type:** Townhouse **Land Size:** 361 Approx. sgm

approx

**Agent Comments** 

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price September quarter 2019: \$2,100,000

# Comparable Properties



19 Gordon St HAMPTON 3188 (REI)







**Price:** \$1,926,000 **Method:** Auction Sale **Date:** 05/10/2019

**Property Type:** House (Res) **Land Size:** 330 sgm approx

Agent Comments



1/16 Yuille St BRIGHTON 3186 (REI)

**-**





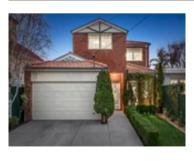
**(2)** 

Price: \$1,890,000 Method: Private Sale

Date: 31/05/2019
Property Type: Townhouse

**Property Type:** Townhouse (Res) **Land Size:** 391 sqm approx

**Agent Comments** 



20 Budd St BRIGHTON 3186 (REI)

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**Price:** \$1,820,000 **Method:** Auction Sale **Date:** 14/09/2019

Property Type: House (Res)

**Agent Comments** 

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



