

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

6 Alverna Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,100,000 Property 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.

Address 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



4 2 2

Property Type: Townhouse
Land Size: 361 Approx. sqm 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)

Agent Comments

4 3 3

Price: \$1,926,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 330 sqm approx



1/16 Yuille St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$1,890,000
Method: Private Sale
Date: 31/05/2019
Property Type: Townhouse (Res)
Land Size: 391 sqm approx



20 Budd St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$1,820,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)