

# 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

8a Garden Avenue, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,087,000

Property Type Unit

Suburb Brighton East

Period - From 12/12/2019

to

11/12/2020

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	14 Melosa Av BRIGHTON EAST 3187	\$1,310,000	13/07/2020
2	4/14-16 Hornby St BRIGHTON EAST 3187	\$1,285,000	07/11/2020
3	23a Thorburn St HAMPTON 3188	\$1,200,000	03/07/2020

**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:

12/12/2020 09:23



**Property Type:** House

**Land Size:** 221.198 sqm approx

**Agent Comments**

## Comparable Properties



**14 Melosa Av BRIGHTON EAST 3187 (VG)**

**Agent Comments**



**Price:** \$1,310,000

**Method:** Sale

**Date:** 13/07/2020

**Property Type:** House (Res)

**Land Size:** 219 sqm approx



**4/14-16 Hornby St BRIGHTON EAST 3187 (REI)** **Agent Comments**



**Price:** \$1,285,000

**Method:** Sold Before Auction

**Date:** 07/11/2020

**Rooms:** 5

**Property Type:** Unit



**23a Thorburn St HAMPTON 3188 (REI/VG)**

**Agent Comments**



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 03/07/2020

**Property Type:** House (Res)

**Land Size:** 358 sqm approx