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									
Range betwee	\$1,200,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,087,000	Pro	operty Type	Unit			Suburb	Brighton East	
Period - From	12/12/2019	to	11/12/2020		So	urce	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.

Ade	dress 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



RT Edgar





Property Type: House Land Size: 221.198 sqm approx Agent Comments Sam Paynter 9592 9299 0413 531 888 spaynter@rtedgar.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price 12/12/2019 - 11/12/2020: \$1,087,000

Comparable Properties



14 Melosa Av BRIGHTON EAST 3187 (VG)



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)



Price: \$1,200,000 Method: Private Sale Date: 03/07/2020 Property Type: House (Res) Land Size: 358 sqm approx

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments