## Statement of Information

## Single residential property located in the Melbourne metropolitan area

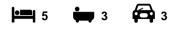
## Section 47AF of the Estate Agents Act 1980

Proper	rty offered	for s	sale									
Address Including suburb and postcode			1 Yuille Street, Brighton Vic 3186									
Indicat	tive selling	g pric	e									
For the	meaning of	this p	rice see	con	sumer.vic.	gov.au/ı	underquo	ting				
Range between \$2,8			0,000		&	\$2,900,000						
Mediar	n sale pric	e										
Median price \$2,10			000 Property Type House Si						Subi	urb	Brighton	
Period - From 01/07			019 to 30/09/2019 Source REIN						1			
Compa	arable pro	perty	sales	(*De	lete A or	B belo	w as ap	plica	ble)			
<b>A*</b>	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property										Pr	ice	Date of sale
1												
2												
3												
OR												
В*	The estate agent or agent's representative reasonably believes that fewer than three comparing 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 11:32			









Property Type: House (New -

Detached)

Land Size: 502 Approx. sqm

approx

**Agent Comments** 

Indicative Selling Price \$2,800,000 - \$2,900,000 Median House Price September quarter 2019: \$2,100,000

## Comparable Properties

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



