

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

12 Farmer Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,380,000

&

\$2,400,000

Median sale price

Median price \$2,101,250

Property Type House

Suburb Brighton East

Period - From 01/10/2020

to 31/12/2020

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	36 Robinson St BRIGHTON EAST 3187	\$2,395,000	25/10/2020
2	6 Burrows St BRIGHTON 3186	\$2,390,000	15/01/2021
3			

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:

26/02/2021 12:48

12 Farmer Street, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$2,380,000 - \$2,400,000

Median House Price

December quarter 2020: \$2,101,250



 4  2  7

Property Type: House

Agent Comments

Comparable Properties



**36 Robinson St BRIGHTON EAST 3187
(REI/VG)**

Agent Comments

 5  3  2

Price: \$2,395,000

Method: Private Sale

Date: 25/10/2020

Property Type: House

Land Size: 618 sqm approx



6 Burrows St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,390,000

Method: Private Sale

Date: 15/01/2021

Property Type: House

Land Size: 587 sqm approx

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 - Jellis Craig | P: 03 9194 1200