

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 Thomas Street, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,080,000

Median sale price

Median price

\$2,270,000

Property Type

House

Suburb

Brighton East

Period - From

01/10/2020

to

30/09/2021

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	683 Hawthorn Rd BRIGHTON EAST 3187	\$2,080,000	26/08/2021
2			
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:

13/11/2021 08:26

6 Thomas Street, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

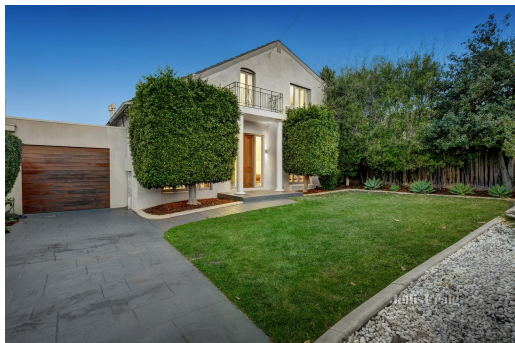
nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$2,080,000

Median House Price

Year ending September 2021: \$2,270,000



4 3 2

Property Type: House

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



683 Hawthorn Rd BRIGHTON EAST 3187 (REI) **Agent Comments**

3 2 3

Price: \$2,080,000

Method: Private Sale

Date: 26/08/2021

Property Type: House

Land Size: 744 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



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