

# 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

5/140 Head Street, Brighton Vic 3186

### Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,120,000

Property Type Unit

Suburb Brighton

Period - From 25/09/2018

to

24/09/2019

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	1/37 Cole St BRIGHTON 3186	\$1,285,000	13/07/2019
2	3/26 Missouri Av BRIGHTON 3186	\$1,250,000	30/03/2019
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:

25/09/2019 14:40

5/140 Head Street, Brighton Vic 3186

Chisholm&Gamon

Sam Gamon

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

25/09/2018 - 24/09/2019: \$1,120,000



3 1 2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



1/37 Cole St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

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

**Method:** Auction Sale

**Date:** 13/07/2019

**Property Type:** House (Res)

**Land Size:** 288 sqm approx



3/26 Missouri Av BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 30/03/2019

**Property Type:** Townhouse (Single)

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 - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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.