

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

31 Charles Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,685,000

Property Type House

Suburb Brighton East

Period - From 01/07/2018

to 30/06/2019

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	8 Perry Ct BRIGHTON EAST 3187	\$1,513,000	12/10/2019
2	35 Ludbrook Av CAULFIELD SOUTH 3162	\$1,481,000	31/08/2019
3	34 Pascoe Av BENTLEIGH 3204	\$1,405,000	18/05/2019

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:

15/10/2019 12:01



 2  1 

Property Type: House
Land Size: 649 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending June 2019: \$1,685,000

Comparable Properties



8 Perry Ct BRIGHTON EAST 3187 (REI)

Agent Comments

 3  1  2

Price: \$1,513,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 585 sqm approx

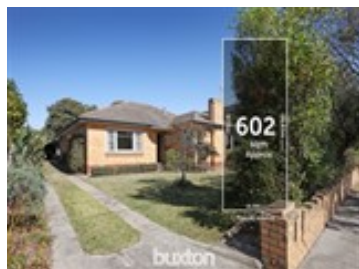


35 Ludbrook Av CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  2

Price: \$1,481,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 519 sqm approx



34 Pascoe Av BENTLEIGH 3204 (REI)

Agent Comments

 4  2  1

Price: \$1,405,000
Method: Auction Sale
Date: 18/05/2019
Property Type: House (Res)
Land Size: 602 sqm approx