#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	3/15 Outer Crescent, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$999,999

#### Median sale price

Median price \$1,080,000	Pro	operty Type Ur	nit		Suburb	Brighton
Period - From 17/12/2019	to	16/12/2020	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	3/14 Burrows St BRIGHTON 3186	\$975,000	04/07/2020
2	3/170 Church St BRIGHTON 3186	\$970,000	02/10/2020
3			

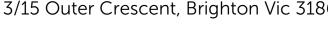
#### OR

**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:	17/12/2020 09:48



Date of sale



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Chisholm&Gamon

**Indicative Selling Price** \$999,999 **Median Unit Price** 17/12/2019 - 16/12/2020: \$1,080,000



## Property Type: Unit Agent Comments

### Comparable Properties



3/14 Burrows St BRIGHTON 3186 (REI/VG)

Price: \$975,000 Method: Auction Sale Date: 04/07/2020 Property Type: Villa

Agent Comments

**Agent Comments** 



3/170 Church St BRIGHTON 3186 (VG)

Price: \$970,000 Method: Sale Date: 02/10/2020

Property Type: Flat/Unit/Apartment (Res)

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



