

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

212 South Road, Brighton East Vic 3187

Indicative selling price

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

Single price

\$2,150,000

Median sale price

Median price

\$1,745,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2019

to

30/09/2019

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	14 Edro Av BRIGHTON EAST 3187	\$2,200,000	30/11/2019
2	10 Austin Rd HAMPTON 3188	\$2,125,000	31/08/2019
3	39 Teddington Rd HAMPTON 3188	\$2,000,000	26/10/2019

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:

10/12/2019 09:51



Property Type: House (Res)

Land Size: 1005 sqm approx

Agent Comments

Comparable Properties



14 Edro Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 703 sqm approx



10 Austin Rd HAMPTON 3188 (REI/VG)

Agent Comments



Price: \$2,125,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 1136 sqm approx



39 Teddington Rd HAMPTON 3188 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 766 sqm approx