

# 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

4 Mayrose Crescent, Brighton East Vic 3187

### Indicative selling price

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

Range between \$2,400,000

&

\$2,500,000

### Median sale price

Median price \$1,782,000

Property Type House

Suburb Brighton East

Period - From 01/01/2020

to 31/03/2020

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 | 10 Garden Av BRIGHTON EAST 3187 | \$2,500,000 | 07/12/2019   |
| 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:

25/04/2020 13:49

4 Mayrose Crescent, Brighton East Vic 3187

**RT Edgar**

Sam Paynter

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**Indicative Selling Price**

\$2,400,000 - \$2,500,000

**Median House Price**

March quarter 2020: \$1,782,000



 5  3  2

**Property Type:** House (Res)

**Land Size:** 602 sqm approx

Agent Comments

## Comparable Properties



**10 Garden Av BRIGHTON EAST 3187 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,500,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (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 - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



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.