

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

49 Camperdown Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$2,215,000

Property Type House

Suburb Brighton East

Period - From 01/04/2021

to

30/06/2021

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	9 Sunlight Cr BRIGHTON EAST 3187	\$3,450,000	22/05/2021
2	9 Plantation Av BRIGHTON EAST 3187	\$3,260,000	26/04/2021
3	805 Hampton St BRIGHTON 3186	\$3,200,000	27/03/2021

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:

23/08/2021 17:07

49 Camperdown Street, Brighton East Vic 3187

**Jellis
Craig**

Nick Renna

9194 1200

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nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

June quarter 2021: \$2,215,000



4 2 3

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



9 Sunlight Cr BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

5 4 2

Price: \$3,450,000

Method: Private Sale

Date: 22/05/2021

Property Type: House

Land Size: 706 sqm approx



9 Plantation Av BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 4 2

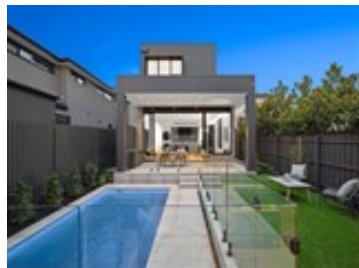
Price: \$3,260,000

Method: Private Sale

Date: 26/04/2021

Property Type: House

Land Size: 500 sqm approx



805 Hampton St BRIGHTON 3186 (REI/VG) **Agent Comments**

5 3 2

Price: \$3,200,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 460 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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