

Simone Chin 0403 857 266 simone@nickjohnstone.com.au

#### 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              | 47a Montclair Avenue, Brighton Vic 3186 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |
|                      |   |

#### Indicative selling price

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

Single price \$2,500,000

#### Median sale price

| Median price  | \$2,700,000 | Hou | ise X      | Unit |        | Suburb | Brighton |
|---------------|-------------|-----|------------|------|--------|--------|----------|
| Period - From | 01/10/2017  | to  | 30/09/2018 |      | 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.

| Ad | dress of comparable property  | Price       | Date of sale |
|----|-------------------------------|-------------|--------------|
| 1  | 8 Hector St BRIGHTON 3186     | \$2,820,000 | 21/11/2018   |
| 2  | 11 Oak Gr BRIGHTON 3186       | \$2,280,000 | 16/09/2018   |
| 3  | 36 Grandview Rd BRIGHTON 3186 | \$2,276,000 | 18/06/2018   |

#### 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.





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**Indicative Selling Price** \$2,500,000 **Median House Price** Year ending September 2018: \$2,700,000



Property Type: House Land Size: 573 sqm approx

**Agent Comments** 

Rooms:

## Comparable Properties



8 Hector St BRIGHTON 3186 (REI)

**5** 

**6** □ 1

Price: \$2,820.000

Method: Sold Before Auction

Date: 21/11/2018

Rooms: -

Property Type: House (Res)

11 Oak Gr BRIGHTON 3186 (REI)





Price: \$2,280,000 Method: Private Sale Date: 16/09/2018

Rooms: -

Property Type: House Land Size: 643 sqm approx

36 Grandview Rd BRIGHTON 3186 (REI/VG)









Rooms: -

Property Type: House Land Size: 560 sqm approx

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400





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.

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**Agent Comments** 

**Agent Comments** 

Agent Comments

**6**