

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

3/11 New Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,080,500

Property Type Unit

Suburb Brighton

Period - From 01/10/2019

to 31/12/2019

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	2a Walstab St BRIGHTON EAST 3187	\$1,582,000	26/10/2019
2	3/12 Wellington St BRIGHTON 3186	\$1,500,000	02/10/2019
3	1/105 Roslyn St BRIGHTON 3186	\$1,464,000	23/11/2019

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:

18/02/2020 10:28

3/11 New Street, Brighton Vic 3186

**Jellis
Craig**

Simone Tindall

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SimoneTindall@jellisrcraig.com.au

Indicative Selling Price

\$1,480,000 - \$1,580,000

Median Unit Price

December quarter 2019: \$1,080,500



3 2 2

Property Type: Town Residence

Agent Comments

In a prestigious bayside location, this renovated Mid Century style residence with pool provides a unique opportunity to enjoy style, space and affordability just meters from the foreshore. Dual zoning for Hampton and Brighton Beach Primaries, minutes to private schools.

Comparable Properties



2a Walstab St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,582,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Townhouse (Res)

Land Size: 413 sqm approx



3/12 Wellington St BRIGHTON 3186 (REI) **Agent Comments**

3 2 2

Price: \$1,500,000

Method: Sold Before Auction

Date: 02/10/2019

Property Type: Townhouse (Res)

Land Size: 230 sqm approx



1/105 Roslyn St BRIGHTON 3186 (REI) **Agent Comments**

3 2 2

Price: \$1,464,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200



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.