

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

68/95 Outer Crescent, Brighton Vic 3186

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,111,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2019

to

31/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	70/95 Outer Cr BRIGHTON 3186	\$1,460,000	27/05/2019
2	16/95 Outer Cr BRIGHTON 3166	\$1,154,900	16/06/2020
3	8/95 Outer Cr BRIGHTON 3186	\$1,010,000	21/10/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

14/07/2020 14:54



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,450,000
Median Unit Price
Year ending March 2020: \$1,111,000

Comparable Properties

70/95 Outer Cr BRIGHTON 3186 (VG)

2 - -

Price: \$1,460,000
Method: Sale
Date: 27/05/2019
Property Type: Retirement Village Individual
Flat/Unit

Agent Comments

Comparable in size, position and aspect



16/95 Outer Cr BRIGHTON 3166 (VG)

2 - -

Price: \$1,154,900
Method: Sale
Date: 16/06/2020
Property Type: Retirement Village Individual
Flat/Unit

Agent Comments

Smaller offering

8/95 Outer Cr BRIGHTON 3186 (VG)

3 - -

Price: \$1,010,000
Method: Sale
Date: 21/10/2019
Property Type: Retirement Village Individual
Flat/Unit

Agent Comments

smaller offering