

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

7/164 Esplanade, Brighton Vic 3186

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,172,500

Property Type Unit

Suburb Brighton

Period - From 01/04/2020

to 30/06/2020

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	4/29 Roslyn St BRIGHTON 3186	\$1,200,000	11/03/2020
2	4/5 Hanby St BRIGHTON 3186	\$1,175,000	02/06/2020
3	16/95 Outer Cr BRIGHTON 3166	\$1,154,900	16/06/2020

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:

30/07/2020 16:56



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

June quarter 2020: \$1,172,500

Comparable Properties



4/29 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 11/03/2020

Property Type: Unit



4/5 Hanby St BRIGHTON 3186 (REI)

Agent Comments

3 1 2

Price: \$1,175,000

Method: Private Sale

Date: 02/06/2020

Property Type: Unit



16/95 Outer Cr BRIGHTON 3166 (VG)

Agent Comments

2 - -

Price: \$1,154,900

Method: Sale

Date: 16/06/2020

Property Type: Retirement Village Individual Flat/Unit