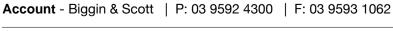
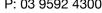
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF								F of the Estate Agents Act 1980			
Property offer	ed for s	sale										
Address Including suburb and postcode		20 Milro	by Stre	eet, Brighton	East V	/ic 3187						
Indicative sell	ing pric	е										
For the meaning	of this p	orice see	consi	umer.vic.gov	.au/un	derquoting						
Range between	0,000		&	\$	51,535,000							
Median sale p	rice											
Median price	\$1,780,	000	Hous	se X	Unit			Suburb	Brighto	n East		
Period - From	01/10/2	018	to	31/12/2018		Source	REI	V				
Comparable p	roperty	sales	(*Dele	ete A or B b	elow	as applica	able)					
months		estate a					•	operty for sale o be most cor				
Address of comparable property								Price	Dat	e of sale		
1												
2												
3												
OR												

В\* 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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Property Type: House (Res) Land Size: 477.600006103516

sqm approx

Agent Comments

**Indicative Selling Price** \$1,450,000 - \$1,535,000 **Median House Price** December quarter 2018: \$1,780,000

## Comparable Properties



5 Violet Cr BRIGHTON EAST 3187 (REI)

**4** 2

2 Price: \$1.535.000

Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Agent Comments



30 Hartington St ELSTERNWICK 3185 (VG)





Agent Comments

Price: \$1,480,000 Method: Sale Date: 02/01/2019

Rooms: -

Property Type: House (Res) Land Size: 387 sqm approx

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.

Account - Biggin & Scott | P: 03 9592 4300 | F: 03 9593 1062





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