

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

9 Killeen Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,782,000

Property Type

House

Suburb

Brighton East

Period - From

01/01/2020

to

31/03/2020

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	23 Melosa Av BRIGHTON EAST 3187	\$2,150,000	26/02/2020
2	39 Shasta Av BRIGHTON EAST 3187	\$2,150,000	13/05/2020
3	47 Hanby St BRIGHTON 3186	\$2,050,000	08/05/2020

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:

08/07/2020 09:58



4 2 3

Property Type: House (Res)

Agent Comments

In this exclusive pocket near St Leonards College, this stylish single level 4 bedroom 2 bathroom home all the key ingredients for a great family lifestyle, enjoys a stacked stone foyer, superb main bedroom (2 WIRs, deck & resort-style spa ensuite) & 3 north facing entertaining zones.

Comparable Properties



23 Melosa Av BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

4 3 2

Price: \$2,150,000

Method: Sold Before Auction

Date: 26/02/2020

Rooms: 7

Property Type: House

Land Size: 654 sqm approx



39 Shasta Av BRIGHTON EAST 3187 (REI) **Agent Comments**

5 3 2

Price: \$2,150,000

Method: Private Sale

Date: 13/05/2020

Property Type: House



47 Hanby St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,050,000

Method: Private Sale

Date: 08/05/2020

Property Type: House