

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

16 Milroy Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,745,000 Property Type House Suburb Brighton East

Period - From 01/07/2019 to 30/09/2019 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	80 Carlingford St CAULFIELD SOUTH 3162	\$1,892,000	27/10/2019
2	43 Clonaig St BRIGHTON EAST 3187	\$1,800,000	23/11/2019
3	8 Cecil St BRIGHTON EAST 3187	\$1,760,000	12/09/2019

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:

18/01/2020 09:20



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Property Type: House

Agent Comments

Comparable Properties



80 Carlingford St CAULFIELD SOUTH 3162 (REI)

Agent Comments

5 2 2

Price: \$1,892,000

Method: Auction Sale

Date: 27/10/2019

Property Type: House (Res)

Land Size: 691 sqm approx



43 Clonaig St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 604 sqm approx



8 Cecil St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 3 2

Price: \$1,760,000

Method: Private Sale

Date: 12/09/2019

Rooms: 6

Property Type: House

Land Size: 900 sqm approx