

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

26 Taylor Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,100,000

&

\$2,200,000

Median sale price

Median price \$1,745,000

Property Type House

Suburb Brighton East

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 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	16 Milroy St BRIGHTON EAST 3187	\$2,170,000	22/02/2020
2	23 Melosa Av BRIGHTON EAST 3187	\$2,150,000	26/02/2020
3	39 Shasta Av BRIGHTON EAST 3187	\$2,150,000	13/05/2020

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:

24/06/2020 14:17

26 Taylor Street, Brighton East Vic 3187

**Jellis
Craig**

Andrew Panagopoulos
9593 4500
0412054970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

Year ending March 2020: \$1,745,000



Property Type: House (Res)

Land Size: 631 sqm approx

Agent Comments

Comparable Properties



16 Milroy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,170,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

Land Size: 743 sqm approx



23 Melosa Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



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



Price: \$2,150,000

Method: Private Sale

Date: 13/05/2020

Property Type: House

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.