

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

14 Waterloo Street, 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 \$2,290,000

Property Type House

Suburb Brighton

Period - From 01/04/2019

to 30/06/2019

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.~~

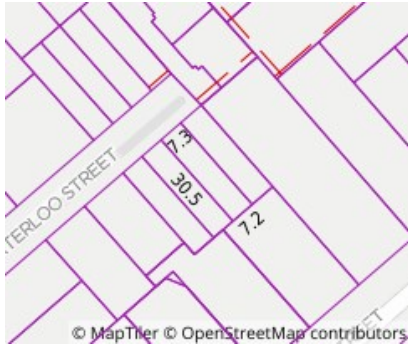
	Address of comparable property	Price	Date of sale
1	21 Roseberry Av BRIGHTON EAST 3187	\$1,065,000	25/05/2019
2	7 Waterloo St BRIGHTON 3186		09/09/2019
3			

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:

14/10/2019 14:54



Property Type: House
Land Size: 220.128 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2019: \$2,290,000

Comparable Properties



21 Roseberry Av BRIGHTON EAST 3187 (REI) **Agent Comments**



Price: \$1,065,000
Method: Auction Sale
Date: 25/05/2019
Property Type: House (Res)



7 Waterloo St BRIGHTON 3186 (REI)



Price:
Method: Private Sale
Date: 09/09/2019
Property Type: House (Res)

Agent Comments

Sold price \$1,230,000

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.