## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

4/200 Esplanade, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$4,700,000		&		\$4,900,000			
Median sale p	rice							
Median price	\$3,087,500	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/07/2020	to	30/09/2020		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/14 Chatsworth Av BRIGHTON 3186	\$4,800,000	14/11/2019
2	7/12 Black St BRIGHTON 3186	\$4,425,000	12/12/2019
3	1/33 Sussex St BRIGHTON 3186	\$4,150,000	28/05/2019

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

19/11/2020 20:28



### 4/200 Esplanade, Brighton Vic 3186

# NICK JOHNSTONE

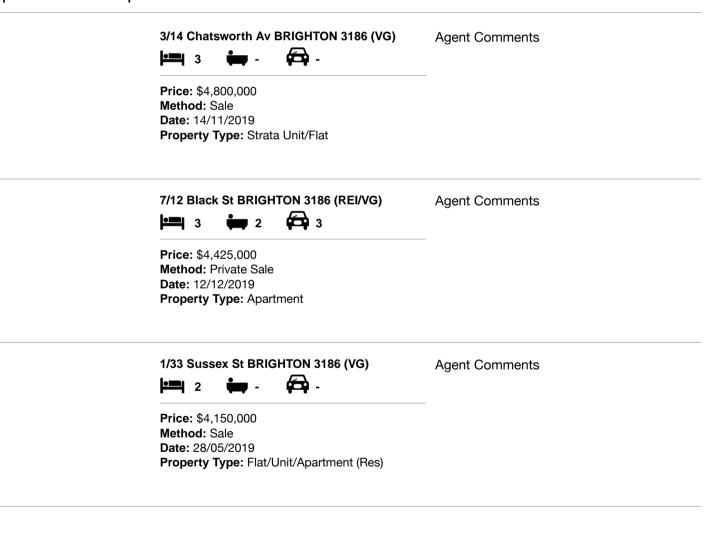
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**Property Type:** Strata Unit/Flat **Land Size:** 279 sqm approx Agent Comments Simone Chin 03 9553 8300 0403 857 266 simone@nickjohnstone.com.au

Indicative Selling Price \$4,700,000 - \$4,900,000 Median House Price September quarter 2020: \$3,087,500

## **Comparable Properties**



Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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.