

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 consumer.vic.gov.au/underquoting

Range between \$4,700,000

&

\$4,900,000

Median sale price

Median price \$3,087,500

Property Type House

Suburb Brighton

Period - From 01/07/2020

to 30/09/2020

Source 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.

	Address 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



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Property Type: Strata Unit/Flat

Land Size: 279 sqm approx

Agent Comments

Comparable Properties

3/14 Chatsworth Av BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$4,800,000

Method: Sale

Date: 14/11/2019

Property Type: Strata Unit/Flat

7/12 Black St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 3

Price: \$4,425,000

Method: Private Sale

Date: 12/12/2019

Property Type: Apartment

1/33 Sussex St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$4,150,000

Method: Sale

Date: 28/05/2019

Property Type: Flat/Unit/Apartment (Res)