

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

6/220-226 Esplanade Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$1,080,500 Property Type Unit Suburb Brighton

Period - From 01/10/2019 to 31/12/2019 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	10 Mary St BRIGHTON 3186	\$1,210,000	25/11/2019
2	113/26 Warleigh Gr BRIGHTON 3186	\$1,180,000	15/10/2019
3	4/5 William St BRIGHTON 3186	\$1,121,000	15/02/2020

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:

27/03/2020 13:18



2
 2
 2

Property Type:

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median Unit Price

December quarter 2019: \$1,080,500

Comparable Properties

10 Mary St BRIGHTON 3186 (VG)

Agent Comments

3
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Price: \$1,210,000

Method: Sale

Date: 25/11/2019

Property Type: Flat/Unit/Apartment (Res)

Land Size: 135 sqm approx



113/26 Warleigh Gr BRIGHTON 3186 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,180,000

Method: Private Sale

Date: 15/10/2019

Property Type: Apartment



4/5 William St BRIGHTON 3186 (REI/VG)

Agent Comments

2
 1
 1

Price: \$1,121,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Villa