

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

4 Grant Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,835,000

Property Type House

Suburb Brighton East

Period - From 01/04/2020

to

30/06/2020

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.

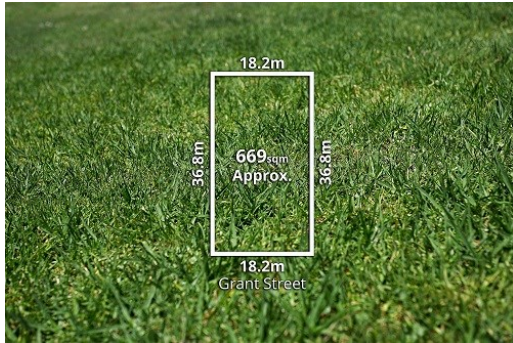
	Address of comparable property	Price	Date of sale
1	85 Gardenvale Rd GARDENVALE 3185	\$1,900,000	04/05/2020
2	18 Comer St BRIGHTON EAST 3187	\$1,890,000	08/08/2020
3	7 Beenak Av BRIGHTON EAST 3187	\$1,850,000	20/06/2020

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:

17/09/2020 17:27



Property Type: Land
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
June quarter 2020: \$1,835,000

Comparable Properties



85 Gardenvale Rd GARDENVALE 3185 (REI/VG)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 04/05/2020
Property Type: Land
Land Size: 705 sqm approx



18 Comer St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,890,000
Method: Private Sale
Date: 08/08/2020
Property Type: House
Land Size: 697 sqm approx



7 Beenak Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,850,000
Method: Auction Sale
Date: 20/06/2020
Property Type: House (Res)