Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	187 Were Street, Brighton East Vic 3187
Including suburb and	

Address	187 Were Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Median sale price

Median price	\$2,340,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/10/2021	to	31/12/2021		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 sixmonths 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	15 Passchendaele St HAMPTON 3188	\$4,370,000	30/10/2021
2			
3			

OR

В* 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:	22/03/2022 14:53





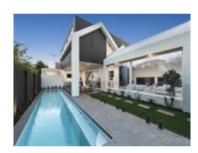




Property Type: House **Agent Comments**

Indicative Selling Price \$4,300,000 - \$4,500,000 **Median House Price** December quarter 2021: \$2,340,000

Comparable Properties



15 Passchendaele St HAMPTON 3188 (REI/VG) Agent Comments

-- 5

Price: \$4,370,000 Method: Auction Sale Date: 30/10/2021

Property Type: House (Res) Land Size: 604 sqm approx

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.

Account - Jellis Craig | P: 03 9194 1200



