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	12 Moore Street, Brighton East Vic 3187

Indicative selling price

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

Range between	$1,200,000	&	$1,300,000

Median sale price

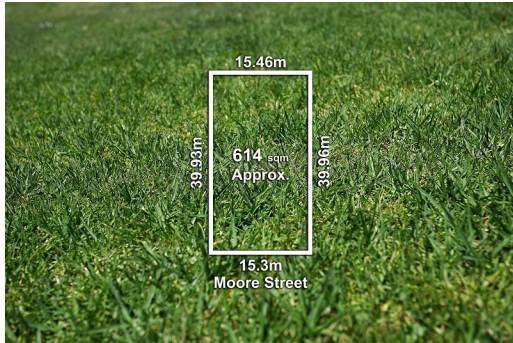| Median price	$1,780,000	House	X	~~Unit~~		Suburb	Brighton East
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

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		
2		
3		

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.

🛏 3   🛁 1   🚗 2

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
December quarter 2018: $1,780,000

Comparable Properties

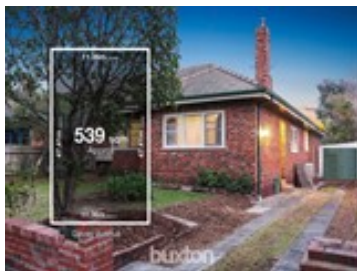**26 Louise St BRIGHTON EAST 3187 (REI)**

🛏 3   🛁 1   🚗 3

Price: $1,250,000
Method: Private Sale
Date: 21/01/2019
Rooms: -
Property Type: House

Agent Comments

38 Davey Av BRIGHTON EAST 3187 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $1,223,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: House (Res)

Agent Comments

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 - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400   Generated: 13/02/2019 10:34

REIV   propertydata.com.au