

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

30 Well Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,330,000

Property Type House

Suburb Brighton

Period - From 01/07/2018

to 30/06/2019

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	301 New St BRIGHTON 3186	\$1,550,000	23/02/2019
2	3a Sunnyside Av BRIGHTON EAST 3187	\$1,431,000	05/08/2019
3	1b Cluden St BRIGHTON 3186	\$1,415,000	29/05/2019

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:

09/10/2019 15:42



 3  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2019: \$2,330,000

Comparable Properties



301 New St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,550,000

Method: Auction Sale

Date: 23/02/2019

Property Type: Townhouse (Res)

Land Size: 1593 sqm approx



3a Sunnyside Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,431,000

Method: Private Sale

Date: 05/08/2019

Property Type: Townhouse (Single)

Land Size: 340 sqm approx



1b Cluden St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,415,000

Method: Private Sale

Date: 29/05/2019

Property Type: Townhouse (Res)