

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

209 Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,498,750

House

X

Unit

Suburb Brighton East

Period - From 01/04/2019

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	43 Bourneville Av BRIGHTON EAST 3187	\$2,120,000	19/03/2019
2	2b Garden Av BRIGHTON EAST 3187	\$2,110,000	13/04/2019
3	7 Plunket St BRIGHTON EAST 3187	\$2,090,000	02/05/2019

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.



4 3 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



43 Bourneville Av BRIGHTON EAST 3187 (VG) Agent Comments

3 - -

Price: \$2,120,000

Method: Sale

Date: 19/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 713 sqm approx



2b Garden Av BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 2

Price: \$2,110,000

Method: Private Sale

Date: 13/04/2019

Rooms: -

Property Type: Townhouse (Single)

Land Size: 483 sqm approx



7 Plunket St BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 2

Price: \$2,090,000

Method: Private Sale

Date: 02/05/2019

Rooms: -

Property Type: House

Land Size: 589 sqm approx