

# 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

196 Were Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$4,350,000

### 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	44 Canberra Gr BRIGHTON EAST 3187	\$4,500,000	15/07/2020
2	15 Stewart St BRIGHTON 3186	\$4,500,000	19/05/2020
3	19 Margarita St HAMPTON 3188	\$4,275,000	20/07/2020

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:

27/07/2020 12:53

196 Were Street, Brighton East Vic 3187

**Jellis  
Craig**

Nick Renna

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**Indicative Selling Price**

\$4,350,000

**Median House Price**

June quarter 2020: \$1,835,000



**Property Type:** House (Res)

**Land Size:** 681 sqm approx

Agent Comments

## Comparable Properties



**44 Canberra Gr BRIGHTON EAST 3187 (REI)**

Agent Comments



**Price:** \$4,500,000

**Method:** Private Sale

**Date:** 15/07/2020

**Property Type:** House



**15 Stewart St BRIGHTON 3186 (VG)**

Agent Comments



**Price:** \$4,500,000

**Method:** Sale

**Date:** 19/05/2020

**Property Type:** House (Res)

**Land Size:** 908 sqm approx



**19 Margarita St HAMPTON 3188 (REI)**

Agent Comments



**Price:** \$4,275,000

**Method:** Private Sale

**Date:** 20/07/2020

**Property Type:** House

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.