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	196 Were Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see 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

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 comparableproperties 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





Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

> Indicative Selling Price \$4,350,000 Median House Price

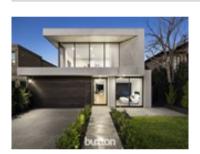
June quarter 2020: \$1,835,000





Property Type: House (Res) Land Size: 681 sqm approx Agent Comments

Comparable Properties



44 Canberra Gr BRIGHTON EAST 3187 (REI)

4





Price: \$4,500,000 Method: Private Sale

Method: Private Sale Date: 15/07/2020 Property Type: House









Price: \$4,500,000 Method: Sale Date: 19/05/2020

Property Type: House (Res) Land Size: 908 sqm approx

Agent Comments

Agent Comments



19 Margarita St HAMPTON 3188 (REI)

-- 5





6

Price: \$4,275,000 Method: Private Sale Date: 20/07/2020 Property Type: House **Agent Comments**

Account - Jellis Craig | P: 03 9194 1200



