Statement of Information

Single residential property located in the Melbourne metropolitan area

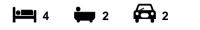
Section 47AF of the Estate Agents Act 1980

Property offered for	sale							
Address Including suburb and postcode	46 Outer Cr	uter Crescent, Brighton Vic 3186						
Indicative selling price	ce							
For the meaning of this p	orice see con	sumer.vic.gov.a	u/underquo	ting				
Range between \$3,30	&	\$3,500,000						
Median sale price								
Median price \$3,142,	.500 Pr	roperty Type Ho	ouse		Suburb	Brighton		
Period - From 01/04/2	2021 to	31/03/2022	Sc	ource	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					Pı	ice	Date of sale	
1								
2								
3								
OR								
		representative re wo kilometres o						
This Statement of Information was prepared on:					on:	04/05/2022 16:50		









Rooms: 9

Property Type: House **Land Size:** 479 sqm approx

Agent Comments

Indicative Selling Price \$3,300,000 - \$3,500,000 Median House Price Year ending March 2022: \$3,142,500

Comparable Properties

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.

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