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	11 Florence Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,782,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/01/2020	to	31/03/2020		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

Add	dress of comparable property	Price	Date of sale
1	7 Perry Ct BRIGHTON EAST 3187	\$1,565,000	05/05/2020
2	3 Weber St BRIGHTON EAST 3187	\$1,535,000	13/06/2020
3	5 Gwendoline Av BENTLEIGH 3204	\$1,400,000	25/03/2020

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:	29/06/2020 15:33





Nick Renna 9194 1200 0411 551 190

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** March quarter 2020: \$1,782,000

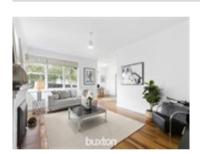
nickrenna@jelliscraig.com.au





Property Type: House Land Size: 600 sqm approx **Agent Comments**

Comparable Properties



7 Perry Ct BRIGHTON EAST 3187 (REI/VG)

Price: \$1,565,000 Method: Private Sale Date: 05/05/2020 Property Type: House Land Size: 680 sqm approx

Agent Comments



3 Weber St BRIGHTON EAST 3187 (REI)



Price: \$1,535,000 Method: Auction Sale Date: 13/06/2020

Property Type: House (Res)

Agent Comments



5 Gwendoline Av BENTLEIGH 3204 (REI/VG)





Price: \$1,400,000

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Method: Sold Before Auction

Date: 25/03/2020

Property Type: House (Res) Land Size: 557 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



