

# 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

1a Milroy 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

\$2,100,000

### Median sale price

Median price

\$1,752,500

Property Type

House

Suburb

Brighton East

Period - From

01/10/2019

to

31/12/2019

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 | 10 Huntley Rd BENTLEIGH 3204     | \$2,190,000 | 07/11/2019   |
| 2 | 4 Lorrean Av BRIGHTON EAST 3187  | \$2,150,000 | 13/11/2019   |
| 3 | 3 Primrose Cr BRIGHTON EAST 3187 | \$1,957,000 | 31/08/2019   |

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.~~

This Statement of Information was prepared on:

29/02/2020 13:54

1a Milroy Street, Brighton East Vic 3187

**Jellis  
Craig**

Simone Tindall

9194 1200

0408 330 355

SimoneTindall@jellisrcraig.com.au

**Indicative Selling Price**

\$2,100,000

**Median House Price**

December quarter 2019: \$1,752,500



4 2 4

**Property Type:** House

**Land Size:** 768 sqm approx

**Agent Comments**

A majestic presence in the highly prized Landcox Park precinct, this magnificent solid brick 1940's residence offers outstanding forever family appeal on 768sqm. Beautifully generous proportions enjoy renovated kitchen and bathrooms, landscaped gardens, secure OSP.

## Comparable Properties



**10 Huntley Rd BENTLEIGH 3204 (REI/VG)**

**Agent Comments**

6 3 2

**Price:** \$2,190,000

**Method:** Private Sale

**Date:** 07/11/2019

**Property Type:** House

**Land Size:** 562 sqm approx



**4 Lorrean Av BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$2,150,000

**Method:** Private Sale

**Date:** 13/11/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 585 sqm approx



**3 Primrose Cr BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,957,000

**Method:** Auction Sale

**Date:** 31/08/2019

**Property Type:** House (Res)

**Land Size:** 642 sqm approx

**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.