### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

Address	47 Charles 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 \$1,275,000	&	\$1,402,500
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#### Median sale price

Median price	\$1,745,000	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/07/2019	to	30/09/2019		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3a Sunnyside Av BRIGHTON EAST 3187	\$1,431,000	05/08/2019
2	1b Cluden St BRIGHTON 3186	\$1,415,000	29/05/2019
3	2a Parklands Cr BRIGHTON EAST 3187	\$1,325,000	07/09/2019

#### 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:	26/11/2019 18:37



Date of sale



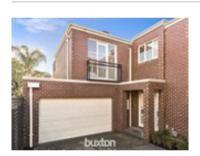
Paul Denver 03 9597 0101 0419583715 paul.denver@ipropertymanager.com.au

> **Indicative Selling Price** \$1,275,000 - \$1,402,500 **Median House Price** September quarter 2019: \$1,745,000





## Comparable Properties



3a Sunnyside Av BRIGHTON EAST 3187

(REI/VG) **--** 3

Price: \$1,431,000 Method: Private Sale Date: 05/08/2019

Property Type: Townhouse (Single) Land Size: 340 sqm approx

**---** 3

1b Cluden St BRIGHTON 3186 (REI/VG)

Price: \$1,415,000 Method: Private Sale Date: 29/05/2019

Property Type: Townhouse (Res)

**Agent Comments** 

Agent Comments



2a Parklands Cr BRIGHTON EAST 3187 (REI)

Price: \$1,325,000 Method: Auction Sale Date: 07/09/2019

Property Type: Townhouse (Res)

Agent Comments

Account - IPropertyManager | P: 03 9597 0101



