

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

47 Charles Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,275,000

&

\$1,402,500

Median sale price

Median price \$1,745,000

Property 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	Price	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



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3a Sunnyside Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,431,000

Method: Private Sale

Date: 05/08/2019

Property Type: Townhouse (Single)

Land Size: 340 sqm approx



1b Cluden St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$1,415,000

Method: Private Sale

Date: 29/05/2019

Property Type: Townhouse (Res)



2a Parklands Cr BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,325,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)