

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

22b Davey Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,600,000

&

\$1,675,000

Median sale price

Median price \$1,127,500

Property Type Unit

Suburb Brighton East

Period - From 01/07/2018

to 30/06/2019

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	22a Davey Av BRIGHTON EAST 3187	\$1,775,000	07/09/2019
2	36b Billson St BRIGHTON EAST 3187	\$1,700,000	15/06/2019
3	18b Thomas St BRIGHTON EAST 3187	\$1,699,900	04/05/2019

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:

16/10/2019 11:46

22b Davey Avenue, Brighton East Vic 3187

**Jellis
Craig**

Peter Dragic

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peterdragic@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000 - \$1,675,000

Median Unit Price

Year ending June 2019: \$1,127,500



4 3 2

Property Type: Townhouse

Land Size: 377 sqm approx

Agent Comments

Comparable Properties



22a Davey Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 1

Price: \$1,775,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)



36b Billson St BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 1

Price: \$1,700,000

Method: Auction Sale

Date: 15/06/2019

Property Type: Townhouse (Res)

Land Size: 348 sqm approx



18b Thomas St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 3 2

Price: \$1,699,900

Method: Sold After Auction

Date: 04/05/2019

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 305 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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.