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	4 Nanoon Close, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,800,000 & \$3,025,000	Range between	\$2,800,000	&	\$3,025,000
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Median sale price

Median price	\$2,740,000	Pro	perty Type	House		Suburb	Brighton
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

Add	dress of comparable property	Price	Date of sale
1	29 St James Park Dr BRIGHTON 3186	\$2,900,000	17/10/2019
2	102 Cochrane St BRIGHTON 3186	\$2,740,000	07/12/2019
3	490 New St BRIGHTON 3186	\$2,675,000	11/10/2019

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:	21/02/2020 15:45





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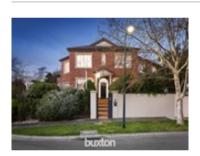
Indicative Selling Price \$2,800,000 - \$3,025,000 **Median House Price** December quarter 2019: \$2,740,000





Property Type: House (Res) Land Size: 818 sqm approx **Agent Comments**

Comparable Properties



29 St James Park Dr BRIGHTON 3186 (REI)





Price: \$2,900,000 Method: Private Sale Date: 17/10/2019 Property Type: House **Agent Comments**



102 Cochrane St BRIGHTON 3186 (REI)





Price: \$2,740,000 Method: Auction Sale Date: 07/12/2019

Property Type: House (Res)

Agent Comments



490 New St BRIGHTON 3186 (REI)



Price: \$2,675,000 Method: Private Sale Date: 11/10/2019 Rooms: 6

Property Type: House

Agent Comments

Account - Greg Hocking Persichetti | P: 03 95327399 | F: 03 95328276



