

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

4 Nannoon Close, Brighton Vic 3186

Indicative selling price

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

Range between \$2,800,000 & \$3,025,000

Median sale price

Median price \$2,740,000 Property 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 | 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 comparable properties 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

4 Nanoon Close, Brighton Vic 3186

GREG HOCKING
PERSICHETTI

Campbell Kilsby

03 9532 7399

0402 212 093

ckilsby@greghocking.com.au

Indicative Selling Price

\$2,800,000 - \$3,025,000

Median House Price

December quarter 2019: \$2,740,000



🛏 5 🚗 3 🚗 3

Property Type: House (Res)

Land Size: 818 sqm approx

Agent Comments

Comparable Properties



29 St James Park Dr BRIGHTON 3186 (REI)

Agent Comments

🛏 4 🚗 2 🚗 2

Price: \$2,900,000

Method: Private Sale

Date: 17/10/2019

Property Type: House



102 Cochrane St BRIGHTON 3186 (REI)

Agent Comments

🛏 4 🚗 2 🚗 2

Price: \$2,740,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)



490 New St BRIGHTON 3186 (REI)

Agent Comments

🛏 4 🚗 2 🚗 4

Price: \$2,675,000

Method: Private Sale

Date: 11/10/2019

Rooms: 6

Property Type: House

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



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.