

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

12 Bright Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,217,500

Property Type House

Suburb Brighton East

Period - From 01/01/2021

to

31/03/2021

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	79 Thomas St BRIGHTON EAST 3187	\$2,500,000	10/11/2020
2	72 Baird St BRIGHTON EAST 3187	\$2,475,000	05/12/2020
3	132 Dendy St BRIGHTON EAST 3187	\$2,395,000	20/03/2021

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:

03/05/2021 11:15



Property Type:

Agent Comments

Comparable Properties

79 Thomas St BRIGHTON EAST 3187 (VG)

Agent Comments



Price: \$2,500,000

Method: Sale

Date: 10/11/2020

Property Type: House (Res)

Land Size: 1270 sqm approx



72 Baird St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,475,000

Method: Private Sale

Date: 05/12/2020

Property Type: House

Land Size: 704 sqm approx



132 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,395,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 652 sqm approx