

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

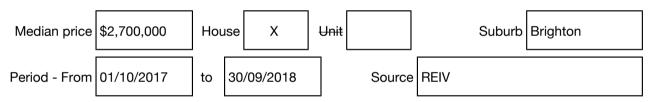
3 Duncombe Avenue, Brighton Vic 3186

Indicative selling price

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

 Range between
 \$3,400,000
 &
 \$3,500,000

Median sale price



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	11 Maher St BRIGHTON 3186	\$3,500,000	16/06/2018
2	7 Tovell St BRIGHTON 3186	\$3,325,000	20/10/2018
3	14 Collington Av BRIGHTON 3186	\$3,300,000	16/05/2018

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.

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400

Generated: 31/10/2018 11:15

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.





NICK JOHNSTONE your personal agent

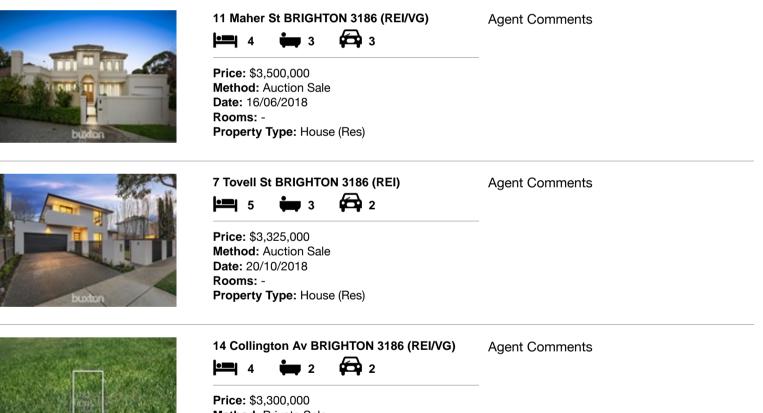
Simone Chin 0403 857 266 simone@nickjohnstone.com.au





Rooms: Property Type: House Land Size: 735 sqm approx Agent Comments Indicative Selling Price \$3,400,000 - \$3,500,000 Median House Price Year ending September 2018: \$2,700,000

Comparable Properties



Method: Private Sale Date: 16/05/2018 Rooms: -Property Type: House Land Size: 781 sqm approx

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400

propertydata

Generated: 31/10/2018 11:15

