

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

7 Chapman Street Brighton East VIC 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$4,200,000

&

\$4,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Brighton East

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

21 Halifax Street Brighton VIC 3186	\$4,550,000	08-Jun-19

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 6 months.

This Statement of Information was prepared on: 28 October 2019

**21 Halifax Street Brighton VIC 3186** Sold Price **\$4,550,000** Sold Date **08-Jun-19** 4  3  1Distance **1.48km****RS** = Recent sale**UN** = Undisclosed Sale

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