

# 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

2 Oakwood Avenue, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$2,100,000

Property Type House

Suburb Brighton

Period - From 01/07/2019

to 30/09/2019

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	5 Perry Ct BRIGHTON EAST 3187	\$1,650,000	27/10/2019
2	12 Beltane Av BRIGHTON EAST 3187	\$1,600,000	13/07/2019
3	31 Charles St BRIGHTON EAST 3187	\$1,600,000	10/11/2019

**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:

13/12/2019 16:27

2 Oakwood Avenue, Brighton Vic 3186

**Jellis Craig**

Nick Renna

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**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

September quarter 2019: \$2,100,000



3 1 2

**Property Type:** House (Res)

**Land Size:** 636 sqm approx

Agent Comments

## Comparable Properties



**5 Perry Ct BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,650,000

**Method:** Sold After Auction

**Date:** 27/10/2019

**Property Type:** House (Res)

**Land Size:** 614 sqm approx



**12 Beltane Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 13/07/2019

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**31 Charles St BRIGHTON EAST 3187 (REI)**

Agent Comments

2 1 -

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 10/11/2019

**Property Type:** House (Res)

**Land Size:** 649 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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.