

STATEMENT OF INFORMATION

16 BRIGHTON CRESCENT, MOUNT ELIZA, VIC 3930

PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 BRIGHTON CRESCENT, MOUNT ELIZA,  **3**  **2**  **1**

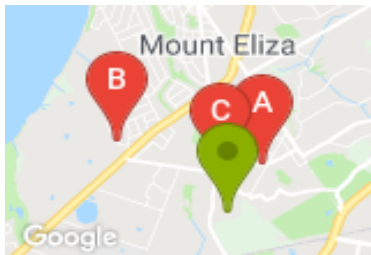
Indicative Selling Price

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

Price Range: **\$795,000 to \$865,000**

Provided by: Jarrad Grant, Ufirst Real Estate

MEDIAN SALE PRICE



MOUNT ELIZA, VIC, 3930

Suburb Median Sale Price (House)

\$1,180,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



68 MOUNTAIN VIEW RD, MOUNT ELIZA, VIC  **3**  **2**  **2**

Sale Price

\$870,000

Sale Date: 17/04/2018

Distance from Property: 820m



74 BELUGA ST, MOUNT ELIZA, VIC 3930  **3**  **2**  **2**

Sale Price

\$925,000

Sale Date: 25/02/2018

Distance from Property: 1.8km



2 MOUNTAIN VIEW RD, MOUNT ELIZA, VIC  **3**  **2**  **2**

Sale Price

\$847,500

Sale Date: 06/02/2018

Distance from Property: 576m



This report has been compiled on 06/07/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 BRIGHTON CRESCENT, MOUNT ELIZA, VIC 3930

Indicative selling price

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

Price Range:

\$795,000 to \$865,000

Median sale price

Median price

\$1,180,000

House

X

Unit


Suburb

MOUNT ELIZA

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
68 MOUNTAIN VIEW RD, MOUNT ELIZA, VIC 3930	\$870,000	17/04/2018
74 BELUGA ST, MOUNT ELIZA, VIC 3930	\$925,000	25/02/2018
2 MOUNTAIN VIEW RD, MOUNT ELIZA, VIC 3930	\$847,500	06/02/2018