## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Elizabeth Street, Brighton East Vic 3187

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,680,000		&		\$1,730,000				
Median sale p	rice								
Median price	\$2,525,000	Pro	operty Type	Hou	se		Suburb	Brighton East	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	9a Glen Orme Av MCKINNON 3204	\$1,710,000	03/11/2021
2	12a Lucas St CAULFIELD SOUTH 3162	\$1,700,000	11/11/2021
3	4 Sheffield St CAULFIELD SOUTH 3162	\$1,675,000	11/11/2021

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:

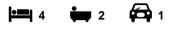
25/11/2021 08:30





Trent Collie 9593 4500





Property Type: House Agent Comments 0425 740 484 trentcollie@jelliscraig.com.au Indicative Selling Price

\$1,680,000 - \$1,730,000 **Median House Price** September quarter 2021: \$2,525,000

Multi-dimensional 4 bedroom + study 2 bathroom Art Deco haven featuring 2 sumptuous living areas (gas log fire + OFP), an eat-in stone kitchen (cocktail bar), an external 4th bed/studio, 2 decks, spa & BBQ kitchen in tropical gardens; & a secure carport. Near Landcox Park.

# **Comparable Properties**



9a Glen Orme Av MCKINNON 3204 (REI)

12a Lucas St CAULFIELD SOUTH 3162 (REI)

**2** 



Price: \$1,710,000 Method: Auction Sale Date: 03/11/2021 Property Type: House (Res) Land Size: 384 sqm approx Agent Comments

Agent Comments



Price: \$1,700,000 Method: Sold Before Auction Date: 11/11/2021 Property Type: House (Res) Land Size: 571 sqm approx

2



4 Sheffield St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,675,000 Method: Sold Before Auction Date: 11/11/2021 Property Type: House

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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