

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

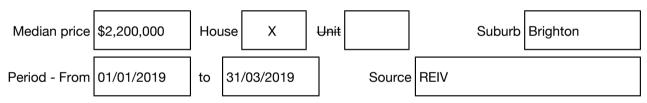
19 Wilson Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,650,000

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	16 Lawrence St BRIGHTON 3186	\$1,685,000	02/03/2019
2	6 Clarkson Av BRIGHTON 3186	\$1,655,000	23/02/2019
3	24a Munro St BRIGHTON 3186	\$1,600,000	30/04/2019

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.

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

propertydata

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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.



19 Wilson Street, Brighton Vic 3186

NICK JOHNSTONE

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





Rooms: Property Type: House (Res) Land Size: 332 sqm approx Agent Comments Indicative Selling Price \$1,650,000 Median House Price March quarter 2019: \$2,200,000

Comparable Properties

	16 Lawrence St BRIGHTON 3186 (REI/VG) 3 2 2 1 Price: \$1,685,000 Method: Auction Sale Date: 02/03/2019 Rooms: - Property Type: House (Res) Land Size: 226 sqm approx	Agent Comments
buton	6 Clarkson Av BRIGHTON 3186 (REI/VG) 3 2 0 1 Price: \$1,655,000 Method: Auction Sale Date: 23/02/2019 Rooms: - Property Type: House (Res) Land Size: 375 sqm approx	Agent Comments
	24a Munro St BRIGHTON 3186 (REI) 4 3 2 Price: \$1,600,000 Method: Sold Before Auction Date: 30/04/2019 Rooms: - Property Type: Townhouse (Single)	Agent Comments

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