

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

211 Were Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$2,101,250

Property Type House

Suburb Brighton East

Period - From 01/10/2020

to 31/12/2020

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	30 Baird St BRIGHTON EAST 3187	\$2,750,000	24/03/2021
2	87 Comer St BRIGHTON EAST 3187	\$2,750,000	20/03/2021
3	26 Collins St BRIGHTON 3186	\$2,700,000	27/03/2021

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:

31/03/2021 11:16



 4  3  2

Rooms: 8
Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
December quarter 2020: \$2,101,250

Comparable Properties



30 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

 5  3  2

Price: \$2,750,000
Method: Private Sale
Date: 24/03/2021
Property Type: House



87 Comer St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  2

Price: \$2,750,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)



26 Collins St BRIGHTON 3186 (REI)

Agent Comments

 4  2  2

Price: \$2,700,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 560 sqm approx