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 | 211 Were Street, Brighton East Vic 3187 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty 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

| 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

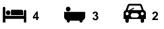
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 31/03/2021 11:16 |
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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)

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



87 Comer St BRIGHTON EAST 3187 (REI)





Price: \$2,750,000 Method: Auction Sale Date: 20/03/2021

Property Type: House (Res)

Agent Comments



26 Collins St BRIGHTON 3186 (REI)



Price: \$2,700,000 Method: Auction Sale Date: 27/03/2021

Property Type: House (Res) Land Size: 560 sqm approx **Agent Comments**

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



