

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

20 Dumaesq Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,215,000

Property Type

House

Suburb

Brighton East

Period - From

01/04/2021

to

30/06/2021

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	5 Roma St BENTLEIGH 3204	\$1,735,000	26/06/2021
2	9 Porter St HAMPTON 3188	\$1,730,000	05/03/2021
3	4 Ozone St HAMPTON 3188	\$1,747,500	12/02/2021

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:

03/08/2021 10:35



4 1 3

Property Type: House
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2021: \$2,215,000

Comparable Properties



5 Roma St BENTLEIGH 3204 (REI)

Agent Comments

2 1 2

Price: \$1,735,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 592 sqm approx



9 Porter St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 3

Price: \$1,730,000
Method: Private Sale
Date: 05/03/2021
Rooms: 7
Property Type: House (Res)
Land Size: 628 sqm approx



4 Ozone St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$1,747,500
Method: Sold Before Auction
Date: 12/02/2021
Property Type: House (Res)
Land Size: 650 sqm approx