## Statement of Information

## Single residential property located in the Melbourne metropolitan area

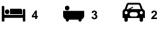
## Section 47AF of the Estate Agents Act 1980

Proper	rty offere	ed for s	sale										
Address Including suburb and postcode			124 De	ndy S	Street, Bright	on Vic	3186						
Indica	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$1,900,000				&			\$2,090,000						
Media	n sale pr	ice											
Median price \$2,782		\$2,782,	,500		operty Type	Hous	se		Suburb	Brighton			
Period - From 01/10/2		019	to 30/09/2020		)	Sc	ource 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.													
Address of comparable property									F	rice	Date of sale		
1													
2													
3													
OR													
B*		_	_		epresentativ wo kilometre		•				ree comparable nonths.		
This Statement of Information was prepared on:									on:	11/11/2020 10:37			









**Property Type:** House **Land Size:** 664 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price Year ending September 2020: \$2,782,500

## Comparable Properties

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



