# 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

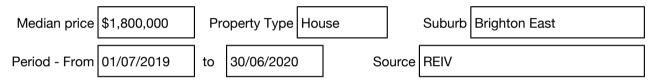
10 Elizabeth Street, Brighton East Vic 3187

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,400,000

#### 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	281 North Rd CAULFIELD SOUTH 3162	\$1,405,000	22/02/2020
2	8 Milton St BENTLEIGH 3204	\$1,400,000	08/07/2020
3	5 Noel St BRIGHTON EAST 3187	\$1,395,000	14/03/2020

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.

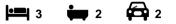
This Statement of Information was prepared on:

03/08/2020 10:49



# woodards 🚾





Property Type: House Land Size: 411 sqm approx Agent Comments

**Indicative Selling Price** \$1,400,000 **Median House Price** Year ending June 2020: \$1,800,000

# **Comparable Properties**





Price: \$1,395,000 Method: Auction Sale Date: 14/03/2020 Rooms: 5 Property Type: House (Res) Land Size: 420 sqm approx

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



propertydata

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.