

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

Single price

\$1,400,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Brighton East

Period - From

01/07/2019

to

30/06/2020

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	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



 3  2  2

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



281 North Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

 3  2  2

Price: \$1,405,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 613 sqm approx



8 Milton St BENTLEIGH 3204 (REI) **Agent Comments**

 3  1  2

Price: \$1,400,000
Method: Sold Before Auction
Date: 08/07/2020
Rooms: 5
Property Type: House (Res)
Land Size: 431 sqm approx



5 Noel St BRIGHTON EAST 3187 (REI) **Agent Comments**

 3  2  2

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