

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

8 Perry Court, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,498,750

Property Type House

Suburb Brighton East

Period - From 01/04/2019

to 30/06/2019

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	16 Jean St MCKINNON 3204	\$1,210,000	11/05/2019
2	308 North Rd BRIGHTON EAST 3187	\$1,161,000	24/08/2019
3	21 Roseberry Av BRIGHTON EAST 3187	\$1,065,000	25/05/2019

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:

16/09/2019 10:33



 3  1  1

Property Type: House / Land

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2019: \$1,498,750

Comparable Properties



16 Jean St MCKINNON 3204 (REI)

Agent Comments

 3  1  1

Price: \$1,210,000

Method: Auction Sale

Date: 11/05/2019

Property Type: House

Land Size: 560 sqm approx



308 North Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  3

Price: \$1,161,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 645 sqm approx



21 Roseberry Av BRIGHTON EAST 3187 (REI)

Agent Comments

 3  1  -

Price: \$1,065,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)