

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

11 Coronation Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,525,000

&

\$1,625,000

Median sale price

Median price

\$2,090,000

Property Type

House

Suburb

Brighton East

Period - From

19/04/2020

to

18/04/2021

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	38 Magnolia Rd GARDENVALE 3185	\$1,700,000	20/03/2021
2	20 Coronation St BRIGHTON EAST 3187	\$1,690,000	17/04/2021
3	15A Coronation St BRIGHTON EAST 3187	\$1,557,000	30/11/2020

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:

19/04/2021 12:36

11 Coronation Street, Brighton East Vic 3187

**Jellis
Craig**

Simone Tindall

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Indicative Selling Price

\$1,525,000 - \$1,625,000

Median House Price

19/04/2020 - 18/04/2021: \$2,090,000



3 2.5 2

Property Type: Townhouse

(Single)

Land Size: 290 approx sqm approx

Agent Comments

Comparable Properties



38 Magnolia Rd GARDENVALE 3185 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Townhouse (Res)



20 Coronation St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 -

Price: \$1,690,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 333 sqm approx



15A Coronation St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 3 2

Price: \$1,557,000

Method: Private Sale

Date: 30/11/2020

Property Type: Townhouse (Single)

Land Size: 326 sqm approx

Account - Jellis Craig | P: 03 9194 1200