

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

54 St Andrews Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,685,000 & \$2,950,500

Median sale price

Median price \$2,900,000 Property Type House Suburb Brighton

Period - From 01/01/2020 to 31/03/2020 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	181 New St BRIGHTON 3186	\$2,998,000	12/03/2020
2	53 William St BRIGHTON 3186	\$2,850,000	15/01/2020
3			

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: 13/06/2020 09:43



Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price

\$2,685,000 - \$2,950,500

Median House Price

March quarter 2020: \$2,900,000

Comparable Properties



181 New St BRIGHTON 3186 (VG)

Agent Comments



Price: \$2,998,000

Method: Sale

Date: 12/03/2020

Property Type: Development Site (Res)

Land Size: 851 sqm approx



53 William St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,850,000

Method: Private Sale

Date: 15/01/2020

Property Type: House

Land Size: 739 sqm approx

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.