

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

30B Pine Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,320,000

Property Type House

Suburb Brighton East

Period - From 01/04/2021

to 31/03/2022

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	9b Roosevelt Ct BRIGHTON EAST 3187	\$2,300,000	22/04/2022
2	12B Hughes St BRIGHTON EAST 3187	\$2,200,000	19/02/2022
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:

17/05/2022 12:07

30B Pine Street, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Joe Doyle

03 9553 8300

0435 937 864

joe@nickjohnstone.com.au

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending March 2022: \$2,320,000



4 3.5 2

Property Type: House (Res)

Land Size: 271 sqm approx

Agent Comments

Comparable Properties



9b Roosevelt Ct BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,300,000

Method: Private Sale

Date: 22/04/2022

Property Type: Townhouse (Single)



12B Hughes St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,200,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Townhouse (Res)

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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