

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

7 Ballara Court, Brighton Vic 3186

Indicative selling price

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

Single price \$3,250,000

Median sale price

Median price \$3,087,500

Property Type House

Suburb Brighton

Period - From 01/07/2020

to 30/09/2020

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	108 Cochrane St BRIGHTON 3186	\$3,325,000	22/08/2020
2	148 New St BRIGHTON 3186	\$3,300,550	26/05/2020
3	11 Vaucluse St BRIGHTON 3186	\$3,275,000	16/07/2020

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:

09/11/2020 12:50