

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 27 Elizabeth Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,101,250 Property Type House Suburb Brighton East

Period - From 01/10/2020 to 31/12/2020 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	3b Carrington Gr BRIGHTON EAST 3187	\$2,350,000	15/12/2020
2	8a Billson St BRIGHTON EAST 3187	\$2,225,000	05/12/2020
3	10a Lysander St BRIGHTON EAST 3187	\$2,020,000	22/10/2020

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.~~

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4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2020: \$2,101,250

Comparable Properties



3b Carrington Gr BRIGHTON EAST 3187 (REI) Agent Comments

4 3 4

Price: \$2,350,000

Method: Private Sale

Date: 15/12/2020

Property Type: Townhouse (Single)



8a Billson St BRIGHTON EAST 3187 (REI) Agent Comments

4 3 2

Price: \$2,225,000

Method: Private Sale

Date: 05/12/2020

Property Type: Townhouse (Single)



10a Lysander St BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 2

Price: \$2,020,000

Method: Sold Before Auction

Date: 22/10/2020

Property Type: Townhouse (Res)

Land Size: 352.50 sqm approx