

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 Connor Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$2,750,000

&

\$2,950,000

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	63 Comer St BRIGHTON EAST 3187	\$3,209,999	10/11/2020
2	5 Talofa Av BRIGHTON EAST 3187	\$3,200,000	25/01/2021
3	67 Baird St BRIGHTON EAST 3187	\$2,860,000	15/10/2020

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.~~

This Statement of Information was prepared on:

05/03/2021 16:20



5 3 2

Rooms: 9
Property Type: House
Land Size: 633.58 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$2,950,000
Median House Price
December quarter 2020: \$2,101,250

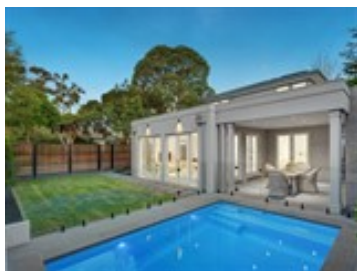
Comparable Properties



63 Comer St BRIGHTON EAST 3187 (REI/VG) Agent Comments

6 5 2

Price: \$3,209,999
Method: Private Sale
Date: 10/11/2020
Property Type: House
Land Size: 664 sqm approx



5 Talofa Av BRIGHTON EAST 3187 (REI) Agent Comments

4 3 3

Price: \$3,200,000
Method: Private Sale
Date: 25/01/2021
Property Type: House

67 Baird St BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 2

Price: \$2,860,000
Method: Auction Sale
Date: 15/10/2020
Property Type: House
Land Size: 697 sqm approx