

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1/393a South Road, Brighton East, VIC 3187

Indicative selling price

\$ 900,000 - \$990,000

Range between

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

Median sale price

Median price
\$ 1,800,000

House

*Delete house or unit as applicable

Suburb
BRIGHTON EAST

Period
29/11/2018 - 28/05/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**11/1 BARR STREET
BRIGHTON EAST**

3 2 3

Normal Sale \$950,000
Date Sold 08/12/2018
Land 265 sqm



**27 LONSDALE AVENUE
HAMPTON EAST**

3 2 4

Normal Sale \$907,500
Date Sold 09/03/2019
Land 226 sqm



**2/4 HENRY STREET
HIGHETT**

3 2 2

Normal Sale \$981,000
Date Sold 18/12/2018
Land 219 sqm