

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	3/30 Brickwood Street, Brighton Vic 3186
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Indicative selling price

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

Range between	\$850,000	&	\$920,000
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Median sale price

Median price	\$964,000	House		Unit	X	Suburb	Brighton
Period - From	01/04/2019	to	30/06/2019	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	3/3 Orchard St BRIGHTON 3186	\$975,000	10/05/2019
2	1a Brown St BRIGHTON EAST 3187	\$915,000	25/05/2019
3	29/147-149 Male St BRIGHTON 3186	\$880,000	13/06/2019

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.



2 1 2

Rooms:
Property Type: Unit
Land Size: 161 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$850,000 - \$920,000
Median Unit Price
June quarter 2019: \$964,000

Comparable Properties



3/3 Orchard St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$975,000
Method: Sold Before Auction
Date: 10/05/2019
Rooms: 4
Property Type: Unit



1a Brown St BRIGHTON EAST 3187 (REI)

[Agent Comments](#)

2 1 2

Price: \$915,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: Unit
Land Size: 274 sqm approx



29/147-149 Male St BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

2 2 2

Price: \$880,000
Method: Private Sale
Date: 13/06/2019
Rooms: 4
Property Type: Townhouse (Single)