

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	54 Elizabeth Street, Brighton East Vic 3187
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Indicative selling price

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

Range between	\$1,385,000	&	\$1,520,000
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Median sale price

Median price	\$1,127,500	House		Unit	X	Suburb	Brighton East
Period - From	01/07/2018	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	3a Sunnyside Av BRIGHTON EAST 3187	\$1,431,000	05/08/2019
2	14 Rose St BRIGHTON 3186	\$1,400,000	19/07/2019
3	1/96 Cole St BRIGHTON 3186	\$1,400,000	13/07/2019

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.



3 2 2

Rooms:
Property Type: House (Res)
Land Size: 298 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,385,000 - \$1,520,000
Median Unit Price
Year ending June 2019: \$1,127,500

Comparable Properties



3a Sunnyside Av BRIGHTON EAST 3187 (REI) [Agent Comments](#)

3 2 2

Price: \$1,431,000
Method: Private Sale
Date: 05/08/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 340 sqm approx



14 Rose St BRIGHTON 3186 (REI) [Agent Comments](#)

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 19/07/2019
Rooms: 6
Property Type: House



1/96 Cole St BRIGHTON 3186 (REI) [Agent Comments](#)

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 13/07/2019
Rooms: -
Property Type: Unit
Land Size: 317.30 sqm approx