

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

Indicative selling price

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

Range between \$1,325,000 & \$1,450,000

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	1b Cluden St BRIGHTON 3186	\$1,415,000	29/05/2019
3	2/22 Feodore St CAULFIELD SOUTH 3162	\$1,401,000	25/08/2019

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: 305 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,325,000 - \$1,450,000
Median Unit Price
Year ending June 2019: \$1,127,500

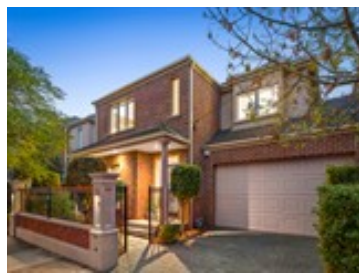
Comparable Properties



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



1b Cluden St BRIGHTON 3186 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$1,415,000
Method: Private Sale
Date: 29/05/2019
Rooms: -
Property Type: Townhouse (Res)



2/22 Feodore St CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

3 2 2

Price: \$1,401,000
Method: Auction Sale
Date: 25/08/2019
Rooms: 5
Property Type: Villa
Land Size: 475 sqm approx