

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price\*

Median price Property Type Suburb Brighton East

Period - From to Source

### 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	2a Parklands Cr BRIGHTON EAST 3187	\$1,325,000	07/09/2019

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.~~

This Statement of Information was prepared on: 16/09/2019

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3   2   2

**Property Type:** House (Res)  
**Land Size:** 305 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,325,000 - \$1,450,000  
**No median price available**

## Comparable Properties



**3a Sunnyside Av BRIGHTON EAST 3187 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,431,000  
**Method:** Private Sale  
**Date:** 05/08/2019  
**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



**2a Parklands Cr BRIGHTON EAST 3187 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Property Type:** Townhouse (Res)