

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

2 Ferguson Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,498,750

Property Type

House

Suburb

Brighton East

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	4a Raymond Gr CAULFIELD SOUTH 3162	\$1,000,000	22/08/2019
2	3 Remuera St CAULFIELD SOUTH 3162	\$996,000	10/08/2019
3	373 Bambra Rd CAULFIELD SOUTH 3162	\$950,000	17/08/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 13:08



2 1 1

Property Type: House
Land Size: 459 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2019: \$1,498,750

Comparable Properties



4a Raymond Gr CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

2 1 2

Price: \$1,000,000
Method: Sold Before Auction
Date: 22/08/2019
Property Type: House



3 Remuera St CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

2 1 3

Price: \$996,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 4
Property Type: House (Res)



373 Bambra Rd CAULFIELD SOUTH 3162 (REI)

[Agent Comments](#)

2 1 2

Price: \$950,000
Method: Auction Sale
Date: 17/08/2019
Property Type: House - Semi-detached