

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

5 Perry Court, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,685,000 Property Type House Suburb Brighton East

Period - From 14/10/2018 to 13/10/2019 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	25 Dunoon Ct BRIGHTON EAST 3187	\$1,700,500	31/08/2019
2	12 Beltane Av BRIGHTON EAST 3187	\$1,600,000	13/07/2019
3	8 Perry Ct BRIGHTON EAST 3187	\$1,513,000	12/10/2019

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:

14/10/2019 10:16



Property Type: House (Previously Occupied - Detached)
Land Size: 615 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 14/10/2018 - 13/10/2019: \$1,685,000

Comparable Properties



25 Dunoon Ct BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,700,500
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 615 sqm approx



12 Beltane Av BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,600,000
Method: Auction Sale
Date: 13/07/2019
Property Type: House (Res)
Land Size: 720 sqm approx



8 Perry Ct BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,513,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 585 sqm approx