

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

53 Comer Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,750,000 & \$3,025,000

Median sale price

Median price \$1,680,000 Property Type House Suburb Brighton East

Period - From 16/09/2018 to 15/09/2019 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	36 Imbros St HAMPTON 3188	\$3,000,000	24/03/2019
2	51 Raynes Park Rd HAMPTON 3188	\$3,000,000	02/04/2019
3	12 Welwyn Av BRIGHTON EAST 3187	\$2,990,000	13/04/2019

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 14:10



4 2 2

Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$3,025,000
Median House Price
16/09/2018 - 15/09/2019: \$1,680,000

Comparable Properties



36 Imbros St HAMPTON 3188 (REI/VG)

Agent Comments

4 2 2

Price: \$3,000,000
Method: Sold After Auction
Date: 24/03/2019
Property Type: House (Res)
Land Size: 690 sqm approx



51 Raynes Park Rd HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$3,000,000
Method: Private Sale
Date: 02/04/2019
Property Type: House
Land Size: 766 sqm approx



12 Welwyn Av BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

5 4 2

Price: \$2,990,000
Method: Auction Sale
Date: 13/04/2019
Property Type: House (Res)
Land Size: 650 sqm approx