

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 56a Cummins Road, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$1,745,000

Property Type House

Suburb Brighton East

Period - From 01/07/2019

to 30/09/2019

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	1C Carr St, Brighton East, Vic 3187, Australia	\$1,760,000	24/08/2019
2	18b Thomas St BRIGHTON EAST 3187	\$1,699,900	04/05/2019
3	8b Beddoe Av BRIGHTON EAST 3187	\$1,512,500	28/08/2019

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:

28/10/2019 09:57



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,650,000

Median House Price

September quarter 2019: \$1,745,000

Comparable Properties



1C Carr St, Brighton East, Vic 3187, Australia (REI) Agent Comments

4 4 2

Price: \$1,760,000

Method:

Date: 24/08/2019

Property Type: Townhouse (Single)



18b Thomas St BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 3 2

Price: \$1,699,900

Method: Sold After Auction

Date: 04/05/2019

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 305 sqm approx



8b Beddoe Av BRIGHTON EAST 3187 (REI) Agent Comments

4 3 2

Price: \$1,512,500

Method: Sold Before Auction

Date: 28/08/2019

Property Type: House (Res)