

# 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 58 Head Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000 & \$3,500,000

### Median sale price

Median price \$2,410,000 Property Type House Suburb Brighton

Period - From 28/10/2018 to 27/10/2019 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	123 Cole St BRIGHTON 3186	\$3,500,000	18/10/2019
2	13 Trevelyan St ELSTERNWICK 3185	\$3,450,000	21/09/2019
3	70 Tennyson St ELWOOD 3184	\$3,205,100	25/05/2019

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 14:36



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 603 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**Median House Price**  
28/10/2018 - 27/10/2019: \$2,410,000

## Comparable Properties



**123 Cole St BRIGHTON 3186 (REI)**

**Agent Comments**

5 3 3

**Price:** \$3,500,000  
**Method:** Sold Before Auction  
**Date:** 18/10/2019  
**Property Type:** House (Res)



**13 Trevelyan St ELSTERNWICK 3185 (REI)**

**Agent Comments**

4 2 3

**Price:** \$3,450,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



**70 Tennyson St ELWOOD 3184 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$3,205,100  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 755 sqm approx