

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

14 Edro Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

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	17 Plantation Av BRIGHTON EAST 3187	\$2,300,000	31/08/2019
2	34 Baird St BRIGHTON EAST 3187	\$2,100,000	23/09/2019
3	38 Villeroy St HAMPTON 3188	\$2,000,000	21/08/2019

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:

06/11/2019 10:44



3 2 2

Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median House Price
September quarter 2019: \$1,745,000

Comparable Properties



17 Plantation Av BRIGHTON EAST 3187 (REI) **Agent Comments**

3 1 2

Price: \$2,300,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 652 sqm approx



34 Baird St BRIGHTON EAST 3187 (REI) **Agent Comments**

4 3 2

Price: \$2,100,000
Method: Private Sale
Date: 23/09/2019
Property Type: House



38 Villeroy St HAMPTON 3188 (REI) **Agent Comments**

3 2 2

Price: \$2,000,000
Method: Sold Before Auction
Date: 21/08/2019
Property Type: House (Res)
Land Size: 796 sqm approx