

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

31 Orchard Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,420,000 Property Type House Suburb Brighton

Period - From 11/11/2018 to 10/11/2019 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	4 Barkly St BRIGHTON 3186	\$2,720,000	01/06/2019
2	490 New St BRIGHTON 3186	\$2,675,000	11/10/2019
3	145 Male St BRIGHTON 3186	\$2,620,000	18/05/2019

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: 11/11/2019 12:51



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Property Type: House
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
11/11/2018 - 10/11/2019: \$2,420,000

Comparable Properties



4 Barkly St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$2,720,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 381 sqm approx



490 New St BRIGHTON 3186 (REI)

Agent Comments

4 2 4

Price: \$2,675,000
Method: Private Sale
Date: 11/10/2019
Rooms: 6
Property Type: House



145 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,620,000
Method: Auction Sale
Date: 18/05/2019
Property Type: House (Res)
Land Size: 808 sqm approx