

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

1/4 Montclair Avenue, Brighton Vic 3186

Indicative selling price

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

Single price \$2,290,000

Median sale price

Median price \$1,056,250

Property Type Unit

Suburb Brighton

Period - From 01/07/2020

to 30/09/2020

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	8/18 North Rd BRIGHTON 3186	\$2,210,000	07/11/2020
2	1/13 Wilson St BRIGHTON 3186	\$2,160,000	02/11/2020
3	1/18 North Rd BRIGHTON 3186	\$2,010,000	20/10/2020

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:

04/12/2020 17:05



3 3 2

Property Type:
Agent Comments

Indicative Selling Price
\$2,290,000
Median Unit Price
September quarter 2020: \$1,056,250

Comparable Properties



8/18 North Rd BRIGHTON 3186 (REI)

Agent Comments

3 2 4

Price: \$2,210,000
Method: Auction Sale
Date: 07/11/2020
Property Type: Apartment



1/13 Wilson St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,160,000
Method: Private Sale
Date: 02/11/2020
Property Type: Apartment



1/18 North Rd BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,010,000
Method: Private Sale
Date: 20/10/2020
Property Type: Apartment