

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

3/196 South Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton East

Period - From 01/10/2019 to 31/12/2019 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	5a Dane Rd HAMPTON EAST 3188	\$1,070,000	25/03/2020
2	1/18 Regent St BRIGHTON EAST 3187	\$952,000	21/03/2020
3	4/13 Binnie St BRIGHTON EAST 3187	\$925,000	14/03/2020

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:

31/03/2020 14:17



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2019: \$1,310,000

Comparable Properties



5a Dane Rd HAMPTON EAST 3188 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 25/03/2020
Property Type: House (Res)
Land Size: 293 sqm approx



1/18 Regent St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$952,000
Method: Auction Sale
Date: 21/03/2020
Property Type: Unit



4/13 Binnie St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Unit
Land Size: 103 sqm approx