

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

39 Shasta Avenue, Brighton East, VIC 3187

Indicative selling price

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

Single price

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 or range between

\$2,150,000

 &

\$2,250,000

Median sale price

Median price

\$1,662,500

 Property type

House

 Suburb

BRIGHTON EAST

Period - From

15/10/2019

 to

15/04/2020

 Source

CoreLogic

Comparable property sales

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 16 Milroy Street Brighton East	\$2,170,000	22/02/2020
2 14 Edro Avenue Brighton East	\$2,200,000	30/11/2019
3 5 Eise Court Brighton East	\$2,445,000	30/11/2019

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:

15/04/2020
