

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 11 Noel Street, Brighton East, VIC 3187

Indicative selling price

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

Single price or range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,675,000 Property type House Suburb BRIGHTON EAST

Period - From 27/10/2019 to 27/04/2020 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 9 Eric Street Brighton East	\$1,700,000	11/03/2020
2 7 Perry Court Brighton East	\$1,700,000	19/02/2020
3 2 Oakwood Avenue Brighton	\$1,605,000	15/02/2020

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: 27/04/2020