

# 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 & 3 Collins Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,750,000

### Median sale price

Median price \$2,800,000

Property Type House

Suburb Brighton

Period - From 03/08/2019

to 02/08/2020

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	54 Lynch Cr BRIGHTON 3186	\$3,785,000	18/02/2020
2	46 Black St BRIGHTON 3186	\$3,620,000	29/02/2020
3	4 Park St BRIGHTON 3186	\$3,550,000	22/02/2020

**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:

03/08/2020 11:04



4   2   2

**Property Type:** Development Site (Res)

**Land Size:** 768.599975585938 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,750,000

**Median House Price**

03/08/2019 - 02/08/2020: \$2,800,000

## Comparable Properties



54 Lynch Cr BRIGHTON 3186 (REI/VG)

Agent Comments

4   3   2

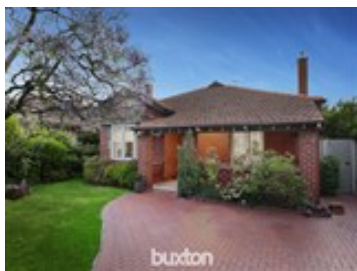
**Price:** \$3,785,000

**Method:** Private Sale

**Date:** 18/02/2020

**Property Type:** House (Res)

**Land Size:** 588 sqm approx



46 Black St BRIGHTON 3186 (VG)

Agent Comments

4   -   -

**Price:** \$3,620,000

**Method:** Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



4 Park St BRIGHTON 3186 (REI)

Agent Comments

3   3   2

**Price:** \$3,550,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)