

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 8 Davies Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,835,000 Property Type House Suburb Brighton East

Period - From 01/04/2020 to 30/06/2020 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	61 Comer St BRIGHTON EAST 3187	\$2,350,000	15/02/2020
2	39 Shasta Av BRIGHTON EAST 3187	\$2,150,000	13/05/2020
3	30 Centre Rd BRIGHTON EAST 3187	\$2,080,000	18/04/2020

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: 17/07/2020 14:28



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 630 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2020: \$1,835,000

Comparable Properties



61 Comer St BRIGHTON EAST 3187 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$2,350,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House
Land Size: 670 sqm approx



39 Shasta Av BRIGHTON EAST 3187 (REI) [Agent Comments](#)

5 3 2

Price: \$2,150,000
Method: Private Sale
Date: 13/05/2020
Property Type: House



30 Centre Rd BRIGHTON EAST 3187 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$2,080,000
Method: Auction Sale
Date: 18/04/2020
Property Type: House
Land Size: 613 sqm approx