

# 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 5/15-17 Bent 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)

Range between \$2,400,000 & \$2,500,000

### Median sale price

Median price \$2,782,500 Property Type House Suburb Brighton

Period - From 01/10/2019 to 30/09/2020 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	5 Edgar St BRIGHTON 3186	\$2,630,000	30/07/2020
2	125 Male St BRIGHTON 3186	\$2,600,000	03/08/2020
3	42b Champion St BRIGHTON 3186	\$2,500,000	29/04/2020

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: 21/10/2020 20:47



3   3   2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$2,400,000 - \$2,500,000

**Median House Price**

Year ending September 2020: \$2,782,500

## Comparable Properties



**5 Edgar St BRIGHTON 3186 (VG)**

Agent Comments

4   -   -

**Price:** \$2,630,000

**Method:** Sale

**Date:** 30/07/2020

**Property Type:** House (Res)

**Land Size:** 361 sqm approx



**125 Male St BRIGHTON 3186 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$2,600,000

**Method:** Private Sale

**Date:** 03/08/2020

**Property Type:** House (Res)

**Land Size:** 393 sqm approx



**42b Champion St BRIGHTON 3186 (REI/VG)**

Agent Comments

4   3   5

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 29/04/2020

**Property Type:** House