

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

50 Cummins Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,750,000 & \$1,890,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Brighton East

Period - From 07/10/2019 to 06/10/2020 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	7a Burwah Av BRIGHTON EAST 3187	\$1,850,000	21/05/2020
2	327b South Rd BRIGHTON EAST 3187	\$1,837,000	19/06/2020
3	2c Charles St HAMPTON 3188	\$1,790,000	17/08/2020

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:

07/10/2020 17:27



Property Type: House

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



7a Burwah Av BRIGHTON EAST 3187 (REI/VG) **Agent Comments**



Price: \$1,850,000

Method: Private Sale

Date: 21/05/2020

Property Type: Townhouse (Single)

Land Size: 365 sqm approx



327b South Rd BRIGHTON EAST 3187 (REI/VG) **Agent Comments**



Price: \$1,837,000

Method: Private Sale

Date: 19/06/2020

Property Type: Townhouse (Single)

Land Size: 368 sqm approx



2c Charles St HAMPTON 3188 (REI) **Agent Comments**



Price: \$1,790,000

Method: Private Sale

Date: 17/08/2020

Property Type: Townhouse (Res)