

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

64 Dendy Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$2,850,000 Property Type House Suburb Brighton

Period - From 30/11/2019 to 29/11/2020 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 St Andrews St BRIGHTON 3186	\$2,700,000	28/10/2020
2	18 Stewart St BRIGHTON 3186	\$2,600,000	10/09/2020
3	94 Dendy St BRIGHTON 3186	\$2,255,000	25/07/2020

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:

30/11/2020 14:51



3 2 2

Property Type: House (Res)

Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

30/11/2019 - 29/11/2020: \$2,850,000

Comparable Properties



54 St Andrews St BRIGHTON 3186 (REI)

Agent Comments

1 1 1

608 Square Metres

Price: \$2,700,000

Method: Private Sale

Date: 28/10/2020

Property Type: House



18 Stewart St BRIGHTON 3186 (REI)

Agent Comments

4 2 3

Price: \$2,600,000

Method: Private Sale

Date: 10/09/2020

Property Type: House

Land Size: 755 sqm approx



94 Dendy St BRIGHTON 3186 (REI/VG)

Agent Comments

3 1 2

Price: \$2,255,000

Method: Auction Sale

Date: 25/07/2020

Property Type: House

Land Size: 647 sqm approx