Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	36 Grant Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,850,000	&	\$1,950,000
S			

Median sale price

Median price	\$1,498,750	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/04/2019	to	30/06/2019		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

Add	dress of comparable property	Price	Date of sale
1	71 Landcox St BRIGHTON EAST 3187	\$1,930,000	01/06/2019
2	11 Ferguson St BRIGHTON EAST 3187	\$1,920,000	14/09/2019
3	17 Blanche St BRIGHTON EAST 3187	\$1,860,000	29/06/2019

OR

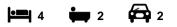
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/10/2019 17:51









Property Type:

Land Size: 835 Approx sqm

approx

Agent Comments

Indicative Selling Price \$1,850,000 - \$1,950,000 **Median House Price** June quarter 2019: \$1,498,750

Comparable Properties

71 Landcox St BRIGHTON EAST 3187 (REI/VG) Agent Comments

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Price: \$1,930,000 Method: Auction Sale Date: 01/06/2019

Property Type: House (Res) Land Size: 766 sqm approx



11 Ferguson St BRIGHTON EAST 3187 (REI)

Price: \$1.920.000 Method: Auction Sale Date: 14/09/2019

Property Type: House (Res)



17 Blanche St BRIGHTON EAST 3187 (REI/VG) Agent Comments

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Price: \$1,860,000 Method: Auction Sale Date: 29/06/2019

Property Type: House (Res) Land Size: 577 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400





Agent Comments