

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

76 Esplanade, Brighton Vic 3186

Indicative selling price

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

Range between \$6,300,000

&

\$6,800,000

Median sale price

Median price \$3,087,500

Property Type House

Suburb Brighton

Period - From 01/07/2020

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	3 Gould St BRIGHTON 3186	\$7,300,000	18/07/2020
2	21 Wolseley Gr BRIGHTON 3186	\$6,200,000	27/06/2020
3	92 Esplanade BRIGHTON 3186	\$5,504,400	21/07/2020

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:

18/11/2020 11:45



5 3 4

Property Type: House

Land Size: 817 sqm approx

Agent Comments

Comparable Properties



3 Gould St BRIGHTON 3186 (VG)

Agent Comments

3 - -

Price: \$7,300,000

Method: Sale

Date: 18/07/2020

Property Type: House (Res)

Land Size: 618 sqm approx



21 Wolseley Gr BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$6,200,000

Method: Sale

Date: 27/06/2020

Property Type: House (Res)

Land Size: 694 sqm approx



92 Esplanade BRIGHTON 3186 (VG)

Agent Comments

5 - -

Price: \$5,504,400

Method: Sale

Date: 21/07/2020

Property Type: Land

Land Size: 825 sqm approx