## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$5,504,400

# Property offered for sale

Address	76 Esplanade, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$6,300,000	&	\$6,800,000
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#### Median sale price

Median price	\$3,087,500	Pro	perty 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.

Ad	dress 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

#### OR

3

92 Esplanade BRIGHTON 3186

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



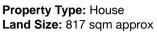
21/07/2020



Simone Chin 03 9553 8300 0403 857 266 simone@nickjohnstone.com.au

**Indicative Selling Price** \$6,300,000 - \$6,800,000 **Median House Price** September quarter 2020: \$3,087,500





Agent Comments



# Comparable Properties



3 Gould St BRIGHTON 3186 (VG)

**-**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)





Price: \$6,200,000 Method: Sale Date: 27/06/2020

Property Type: House (Res) Land Size: 694 sqm approx



92 Esplanade BRIGHTON 3186 (VG)





**Price:** \$5,504,400 Method: Sale Date: 21/07/2020 Property Type: Land Land Size: 825 sqm approx **Agent Comments** 

**Agent Comments** 

Agent Comments

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