

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

1/6 Tracey Crescent, Brighton Vic 3186

Indicative selling price

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

Range between

\$2,400,000

&

\$2,640,000

Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Brighton

Period - From

01/01/2020

to

31/12/2020

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 | 7 Berwick St BRIGHTON 3186 | \$2,825,000 | 09/03/2021 |
| 2 | 10a Lindsay St BRIGHTON 3186 | \$2,700,000 | 05/02/2021 |
| 3 | 9a Young St BRIGHTON 3186 | \$2,650,000 | 24/02/2021 |

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:

22/03/2021 15:17

1/6 Tracey Crescent, Brighton Vic 3186

NICK JOHNSTONE
your personal agent

Matt Cleverdon

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Indicative Selling Price

\$2,400,000 - \$2,640,000

Median House Price

Year ending December 2020: \$2,850,000



3 2

Property Type: Town House

Agent Comments

Comparable Properties



7 Berwick St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,825,000

Method: Private Sale

Date: 09/03/2021

Property Type: House



10a Lindsay St BRIGHTON 3186 (REI)

Agent Comments

3 3 2

Price: \$2,700,000

Method: Private Sale

Date: 05/02/2021

Property Type: Townhouse (Single)



9a Young St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,650,000

Method: Private Sale

Date: 24/02/2021

Property Type: Townhouse (Single)

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