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	/6 Tracey Crescent, Brighton Vic 3186
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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	Pro	perty 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





Matt Cleverdon 03 9553 8300 0417 334 549 matt@nickjohnstone.com.au

Indicative Selling Price \$2,400,000 - \$2,640,000 **Median House Price** Year ending December 2020: \$2,850,000

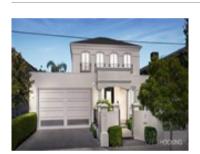




Property Type: Town House

Agent Comments

Comparable Properties



7 Berwick St BRIGHTON 3186 (REI)

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Price: \$2,825,000 Method: Private Sale Date: 09/03/2021 Property Type: House



-3



Price: \$2,700,000 Method: Private Sale Date: 05/02/2021

Property Type: Townhouse (Single)









Price: \$2,650,000 Method: Private Sale Date: 24/02/2021

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



Agent Comments

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



