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	50 Montclair Avenue, Brighton Vic 3186

Indicative selling price

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

Range between **$1,600,000** & **$1,760,000**

Median sale price

Median price	$3,210,000	Property Type	House	Suburb	Brighton
Period - From	01/10/2022	to 30/09/2023		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	59 Martin St BRIGHTON 3186	$1,761,000	02/09/2023
2	1/29 Elwood St BRIGHTON 3186	$1,530,000	12/08/2023
3			

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: | 19/10/2023 17:19

NICK JOHNSTONE
your personal agent

🛏 3   🛁 1   🚗 2

Property Type: House
Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
Year ending September 2023: $3,210,000

Comparable Properties

59 Martin St BRIGHTON 3186 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,761,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 443 sqm approx

Agent Comments

1/29 Elwood St BRIGHTON 3186 (REI/VG)

🛏 2   🛁 2   🚗 2

Price: $1,530,000
Method: Private Sale
Date: 12/08/2023
Property Type: Townhouse (Res)

Agent Comments

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.

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