

## 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

14 Cowper Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,800,000

&

\$3,000,000

#### Median sale price

Median price \$2,850,000

House

X

Unit

Suburb Brighton

Period - From 01/04/2018

to

30/06/2018

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	32 Shasta Av BRIGHTON EAST 3187	\$3,000,000	28/02/2018
2	399 St Kilda St BRIGHTON 3186	\$2,950,000	04/06/2018
3	53 Bay St BRIGHTON 3186	\$2,815,000	22/03/2018

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.



4   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,800,000 - \$3,000,000  
**Median House Price**  
June quarter 2018: \$2,850,000

## Comparable Properties



**32 Shasta Av BRIGHTON EAST 3187 (VG)**

**Agent Comments**

4   -   -

**Price:** \$3,000,000  
**Method:** Sale  
**Date:** 28/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**399 St Kilda St BRIGHTON 3186 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,950,000  
**Method:** Private Sale  
**Date:** 04/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**53 Bay St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   3   2

**Price:** \$2,815,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2018  
**Rooms:** -  
**Property Type:** House (Res)