

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	4 Weatherly Grove, Brighton Vic 3186
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**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
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**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	11 Maher St BRIGHTON 3186	\$3,500,000	16/06/2018
2	5 Stanley St BRIGHTON 3186	\$3,150,000	04/06/2018
3	7a Tennyson St BRIGHTON 3186	\$3,010,000	03/08/2018

**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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 751 sqm approx  
 Agent Comments

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

## Comparable Properties



**11 Maher St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$3,500,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



**5 Stanley St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$3,150,000  
**Method:** Private Sale  
**Date:** 04/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



**7a Tennyson St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$3,010,000  
**Method:** Private Sale  
**Date:** 03/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx