

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	4 Weatherly Grove, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,800,000	&	\$3,000,000
Range between	\$2,800,000	Č.	\$3,000,000

Median sale price

Median price	\$2,850,000	Ηοι	ıse 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.

Add	dress 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.

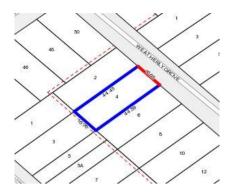




activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 28/08/2018 13:32











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)







Price: \$3,500,000 Method: Auction Sale Date: 16/06/2018

Rooms: -

Property Type: House (Res)

Agent Comments



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)







Price: \$3,010,000 Method: Private Sale Date: 03/08/2018

Rooms: -

Property Type: House (Res) Land Size: 618 sqm approx

Agent Comments



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

Generated: 28/08/2018 13:32



