

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

1/15 Grosvenor Street, Brighton Vic 3186

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,000,000 Property Type Unit Suburb Brighton

Period - From 01/07/2019 to 30/09/2019 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	3/30 Brickwood St BRIGHTON 3186	\$976,500	26/08/2019
2	3/115 Roslyn St BRIGHTON 3186	\$975,000	26/10/2019
3	7/205 Church St BRIGHTON 3186	\$935,000	11/10/2019

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: 30/10/2019 11:12



2 1 1

Property Type: Flat
Land Size: 182.37 Approx sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
September quarter 2019: \$1,000,000

Comparable Properties



3/30 Brickwood St BRIGHTON 3186 (REI)

Agent Comments

2 1 2

Price: \$976,500
Method: Sold Before Auction
Date: 26/08/2019
Property Type: Unit



3/115 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$975,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 3
Property Type: Villa



7/205 Church St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$935,000
Method: Sold Before Auction
Date: 11/10/2019
Property Type: Unit