



3 -

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2017: \$2,906,000

Comparable Properties



2/20 Blanche St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,580,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 513 sqm



4/36-38 Willansby Av BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,565,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: Townhouse (Res)



6/21-25 Wilson St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: Apartment

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

2/58 North Road, Brighton Vic 3186

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,906,000

House

X

Suburb Brighton

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/20 Blanche St BRIGHTON EAST 3187	\$1,580,000	25/02/2017
4/36-38 Willansby Av BRIGHTON 3186	\$1,565,000	18/02/2017
6/21-25 Wilson St BRIGHTON 3186	\$1,530,000	01/04/2017