

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 13 Orchard Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,850,000 & \$3,135,000

Median sale price

Median price \$2,775,000 House X Unit Suburb Brighton

Period - From 01/10/2016 to 30/09/2017 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	20 Sussex St BRIGHTON 3186	\$3,100,000	05/08/2017
2	53 Elwood St BRIGHTON 3186	\$2,830,000	26/08/2017
3	4 Baroona Ct BRIGHTON 3186	\$2,800,000	07/07/2017

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  3 

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

Indicative Selling Price
\$2,850,000 - \$3,135,000
Median House Price
Year ending September 2017: \$2,775,000

Comparable Properties



20 Sussex St BRIGHTON 3186 (REI)

Agent Comments

 3  3  2

Price: \$3,100,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)



53 Elwood St BRIGHTON 3186 (REI)

Agent Comments

 3  1  2

Price: \$2,830,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)



4 Baroona Ct BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  4

Price: \$2,800,000
Method: Sold Before Auction
Date: 07/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 617 sqm approx