

## 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 8/8 Cavendish Place, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

#### Median sale price

Median price \$1,019,000 House Unit X Suburb Brighton

Period - From 01/01/2019 to 31/03/2019 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	2/2 Champion St BRIGHTON 3186	\$930,000	07/05/2019
2	3/5-7 Collington Av BRIGHTON 3186	\$915,000	22/02/2019
3	1/115 Roslyn St BRIGHTON 3186	\$902,000	11/05/2019

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.



2   1   2

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 2001 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$935,000  
**Median Unit Price**  
March quarter 2019: \$1,019,000

## Comparable Properties



**2/2 Champion St BRIGHTON 3186 (REI)**

**Agent Comments**

3   2   -

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 07/05/2019  
**Rooms:** -  
**Property Type:** Villa

**3/5-7 Collington Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$915,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2019  
**Rooms:** -  
**Property Type:** Apartment



**1/115 Roslyn St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$902,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** Unit