

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	8/8 Cavendish Place, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$1,019,000	Hou	Ise	Unit	Х	Suburb	Brighton
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

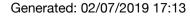
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	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.

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













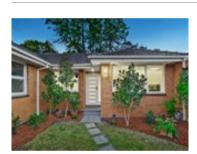
Rooms:

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)

Price: \$930,000 Method: Private Sale Date: 07/05/2019

Rooms: -

Property Type: Villa

Agent Comments

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

-2



Price: \$915.000

Method: Sold Before Auction

Date: 22/02/2019

Rooms: -

Property Type: Apartment

Agent Comments

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







Agent Comments

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

Property Type: Unit

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





Generated: 02/07/2019 17:13