

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

1/3 Orchard Street, Brighton Vic 3186

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$964,000 Property Type Unit Suburb Brighton

Period - From 01/04/2019 to 30/06/2019 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	3/37 Gardenia Rd GARDENVALE 3185	\$750,000	10/05/2019
2	5/3 Railway Av BRIGHTON 3186	\$750,000	01/06/2019
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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: 30/09/2019 13:41



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
June quarter 2019: \$964,000

Comparable Properties



3/37 Gardenia Rd GARDENVALE 3185 (REI/VG) Agent Comments

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Price: \$750,000
Method: Private Sale
Date: 10/05/2019
Property Type: Unit



5/3 Railway Av BRIGHTON 3186 (REI)

Agent Comments

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Price: \$750,000
Method: Private Sale
Date: 01/06/2019
Property Type: Apartment

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.