

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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 Elwood St BRIGHTON 3186	\$5,550,000	28/10/2017
2	37 Drake St BRIGHTON 3186	\$5,300,000	02/12/2017
3	6 Moule Av BRIGHTON 3186	\$5,050,000	12/12/2017

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 4 2

Rooms:
Property Type: House (Res)
Land Size: 501 sqm approx
Agent Comments

Indicative Selling Price
\$5,400,000 - \$5,600,000
Median House Price
Year ending December 2017: \$2,725,000

Comparable Properties



2 Elwood St BRIGHTON 3186 (REI/VG)

Agent Comments

5 4 3

Price: \$5,550,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 8
Property Type: House (Res)
Land Size: 949 sqm approx



37 Drake St BRIGHTON 3186 (REI)

Agent Comments

4 5 2

Price: \$5,300,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)



6 Moule Av BRIGHTON 3186 (VG)

Agent Comments

6 - -

Price: \$5,050,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 652 sqm approx