



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$800,000
Median Unit Price
 June quarter 2017: \$1,222,500

Comparable Properties



1c Phillip St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: Townhouse (Res)



13/22-26 South Av BENTLEIGH 3204 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 24/05/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 144 sqm approx



3/2-4 Faulkner St BENTLEIGH 3204 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 02/05/2017
Rooms: 6
Property Type: Townhouse (Res)

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 4/1 Barr Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$800,000

Median sale price

Median price \$1,222,500

Unit X

Suburb Brighton East

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1c Phillip St BENTLEIGH 3204	\$850,000	08/04/2017
13/22-26 South Av BENTLEIGH 3204	\$800,000	24/05/2017
3/2-4 Faulkner St BENTLEIGH 3204	\$800,000	02/05/2017