

## 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	2/16 Wairoa Avenue, Brighton East Vic 3187
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#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,222,500	House		Unit	X	Suburb	Brighton East
Period - From	01/04/2017	to	30/06/2017	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	2/149 Carpenter St BRIGHTON 3186	\$1,336,000	03/06/2017
2	2 Barkly St BRIGHTON 3186	\$1,323,000	20/05/2017
3	2/203 North Rd CAULFIELD SOUTH 3162	\$1,237,000	17/06/2017

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.



3   2   2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Unit Price**  
June quarter 2017: \$1,222,500

## Comparable Properties



**2/149 Carpenter St BRIGHTON 3186 (REI/VG)**   **Agent Comments**

3   2   1

**Price:** \$1,336,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



**2 Barkly St BRIGHTON 3186 (REI/VG)**   **Agent Comments**

3   1   1

**Price:** \$1,323,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 193 sqm approx



**2/203 North Rd CAULFIELD SOUTH 3162 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$1,237,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 387 sqm approx