

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

26 Dendy Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

Median sale price

Median price

\$2,600,000

House

X

Unit

Suburb

Brighton

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	62 South Rd BRIGHTON 3186	\$2,700,000	16/09/2017
2	3 Champion St BRIGHTON 3186	\$2,655,000	07/06/2017
3	4 Bolton Av HAMPTON 3188	\$2,515,000	16/09/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median House Price
 June quarter 2017: \$2,600,000

Comparable Properties



62 South Rd BRIGHTON 3186 (REI)

[Agent Comments](#)



Price: \$2,700,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 677 sqm approx



3 Champion St BRIGHTON 3186 (REI)

[Agent Comments](#)



Price: \$2,655,000
Method: Sold Before Auction
Date: 07/06/2017
Rooms: -
Property Type: House
Land Size: 697 sqm approx



4 Bolton Av HAMPTON 3188 (REI)

[Agent Comments](#)



Price: \$2,515,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx