

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	Landcox Street, Brighton Vic 3186
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Indicative selling price

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

Single price	\$1,610,000
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Median sale price

Median price	\$1,080,000	House		Unit	X	Suburb	Brighton
Period - From	01/01/2018	to	31/03/2018	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	1/7 Laburnum St BRIGHTON 3186	\$1,715,000	24/02/2018
2	5 Roseberry Av BRIGHTON EAST 3187	\$1,655,000	14/04/2018
3	12 Gillard St BRIGHTON EAST 3187	\$1,610,000	19/04/2018

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
\$1,610,000
Median Unit Price
March quarter 2018: \$1,080,000

Comparable Properties



1/7 Laburnum St BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$1,715,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Unit



5 Roseberry Av BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,655,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)



12 Gillard St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,610,000
Method: Private Sale
Date: 19/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 270 sqm approx