

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 8 Warriston Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,775,000 & \$1,950,000

Median sale price

Median price \$2,725,000 House Unit Suburb Brighton

Period - From 01/01/2017 to 31/12/2017 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	14 Cross St BRIGHTON 3186	\$2,000,000	07/03/2018
2	76 Champion St BRIGHTON 3186	\$1,850,000	02/12/2017
3	5 Southey St BRIGHTON 3186	\$1,770,000	17/03/2018

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: House (Previously Occupied - Detached)
Land Size: 431 sqm approx
Agent Comments

Indicative Selling Price
 \$1,775,000 - \$1,950,000
Median House Price
 Year ending December 2017: \$2,725,000

Comparable Properties



14 Cross St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 07/03/2018
Rooms: -
Property Type: House
Land Size: 522 sqm approx



76 Champion St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 458 sqm approx



5 Southey St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,770,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)