

#### 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	3/15 Grosvenor Street, Brighton Vic 3186
Including suburb and	, ,
postcode	

#### Indicative selling price

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

Range between \$1,100,	000 &	\$1,200,000
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#### Median sale price

Median price	\$1,085,000	Hou	Ise	Unit	Х	Suburb	Brighton
Period - From	01/10/2017	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 8/108 Esplanade BRIGHTON 3186 \$1,100,000 09/12/2017 2 5/41 Kinane St BRIGHTON 3186 \$1,085,000 18/11/2017 3 11/17-19 Grosvenor St BRIGHTON 3186 \$1,065,000 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.

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price December quarter 2017: \$1,085,000

### Comparable Properties



8/108 Esplanade BRIGHTON 3186 (REI/VG)

2





**Price:** \$1,100,000 **Method:** Auction Sale **Date:** 09/12/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



5/41 Kinane St BRIGHTON 3186 (REI/VG)

**'—** 3



**6** 1

**Price:** \$1,085,000 **Method:** Auction Sale **Date:** 18/11/2017

Rooms: 6

Property Type: Townhouse (Res)

**Agent Comments** 



11/17-19 Grosvenor St BRIGHTON 3186 (REI)

i





**Price:** \$1,065,000 **Method:** Auction Sale **Date:** 17/03/2018

Rooms: -

Property Type: Townhouse (Res)

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments