

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	11 Chapman St BRIGHTON EAST 3187	\$990,000	02/12/2017
2	1/381 South Rd BRIGHTON EAST 3187	\$940,000	01/11/2017
3	5a Tatong Rd BRIGHTON EAST 3187	\$940,000	24/02/2018

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.



3 1.5 2

Rooms:
Property Type: House
Land Size: 235.259 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median Unit Price
 December quarter 2017: \$1,255,000

Comparable Properties



11 Chapman St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

2 1 1

Price: \$990,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 381 sqm approx



1/381 South Rd BRIGHTON EAST 3187 (VG)

Agent Comments

3 - -

Price: \$940,000
Method: Sale
Date: 01/11/2017
Rooms: -
Property Type: Strata Unit/Townhouse - Conjoined



5a Tatong Rd BRIGHTON EAST 3187 (REI)

Agent Comments

2 1 2

Price: \$940,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Townhouse (Res)