

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	4 Tuxen Court, Brighton East Vic 3187
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Indicative selling price

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

Single price	\$1,845,000
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Median sale price

Median price	\$2,200,000	House	X	Unit		Suburb	Brighton East
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	12 Welwyn Av BRIGHTON EAST 3187	\$1,905,000	24/02/2018
2	6 Parklands Cr BRIGHTON EAST 3187	\$1,862,500	21/12/2017
3	34 Bourneville Av BRIGHTON EAST 3187	\$1,800,000	28/03/2018

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.



Jason Gill
9596 1111
0411 801 831
jgill@hodges.com.au

Indicative Selling Price
\$1,845,000

Median House Price
March quarter 2018: \$2,200,000



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 654 sqm approx
Agent Comments

Comparable Properties



12 Welwyn Av BRIGHTON EAST 3187 (REI) Agent Comments

3 1 2

Price: \$1,905,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx



6 Parklands Cr BRIGHTON EAST 3187 (REI) Agent Comments

3 1 2

Price: \$1,862,500
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: House (Res)



34 Bourneville Av BRIGHTON EAST 3187 (REI) Agent Comments

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 28/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx