

## 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<br>Including suburb and<br>postcode | 23 Comer Street, Brighton East Vic 3187 |
|---|---|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|              |             |
|--------------|-------------|
| Single price | \$2,100,000 |
|--------------|-------------|

#### 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 | 43 Regent St BRIGHTON EAST 3187 | \$2,200,000 | 06/03/2018   |
| 2 | 5 Killeen Av BRIGHTON EAST 3187 | \$2,100,000 | 29/05/2018   |
| 3 | 5 Talofa Av BRIGHTON EAST 3187  | \$2,000,000 | 21/04/2018   |

**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.



5   3   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000  
**Median House Price**  
March quarter 2018: \$2,200,000

## Comparable Properties



**43 Regent St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 06/03/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 617 sqm approx



**5 Killeen Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 29/05/2018  
**Rooms:** 7  
**Property Type:** House (Res)



**5 Talofa Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

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**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 628 sqm approx