

## 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

1 Montgomery 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 \$1,850,000

#### Median sale price

Median price \$1,880,000

House

X

Unit

Suburb

Brighton East

Period - From 01/07/2017

to 30/06/2018

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	11 Meyer Ct BRIGHTON EAST 3187	\$2,025,000	11/08/2018
2	29 Dunoon Ct BRIGHTON EAST 3187	\$1,880,000	07/05/2018
3	5 Raymond Ct BRIGHTON EAST 3187	\$1,785,000	02/08/2018

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.



4   3   2

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

**Indicative Selling Price**  
\$1,850,000  
**Median House Price**  
Year ending June 2018: \$1,880,000

## Comparable Properties



11 Meyer Ct BRIGHTON EAST 3187 (REI)

**Agent Comments**

4   3   2

**Price:** \$2,025,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



29 Dunoon Ct BRIGHTON EAST 3187 (REI)

**Agent Comments**

4   2   2

**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 07/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 905 sqm approx



5 Raymond Ct BRIGHTON EAST 3187 (REI)

**Agent Comments**

4   2   2

**Price:** \$1,785,000  
**Method:** Private Sale  
**Date:** 02/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx