

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

10 Lansdown Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$2,225,000

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	1 Hurlstone St BRIGHTON EAST 3187	\$2,262,000	09/06/2018
2	13 Lansdown St BRIGHTON EAST 3187	\$2,125,000	23/06/2018
3	11 Meyer Ct BRIGHTON EAST 3187	\$2,025,000	11/08/2018

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.~~

10 Lansdown Street, Brighton East Vic 3187



Graham Black
9596 1111
0400 381 217
gblack@hodges.com.au

Indicative Selling Price
\$2,225,000
Median House Price
Year ending June 2018: \$1,880,000



4 3 2

Rooms:
Property Type: House (Res)
Agent Comments

Comparable Properties



1 Hurlstone St BRIGHTON EAST 3187 (REI/VG) Agent Comments

4 2 2

Price: \$2,262,000
Method: Private Sale
Date: 09/06/2018
Rooms: 8
Property Type: House
Land Size: 782 sqm approx



13 Lansdown St BRIGHTON EAST 3187 Agent Comments
(REI/VG)

4 2 2

Price: \$2,125,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 773 sqm approx



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