

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	G10/103 Bay Street, Brighton Vic 3186
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Indicative selling price

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

Single price	\$749,000
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Median sale price

Median price	\$1,237,500	House		Unit	X	Suburb	Brighton
Period - From	01/07/2018	to	30/09/2018	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	106/81 Asling St BRIGHTON 3186	\$722,500	23/08/2018
2	20/16-20 Warleigh Gr BRIGHTON 3186	\$710,000	14/09/2018
3	10/83 Asling St BRIGHTON 3186	\$705,000	17/05/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$749,000
Median Unit Price
September quarter 2018: \$1,237,500

Comparable Properties



106/81 Asling St BRIGHTON 3186 (REI)

Agent Comments



Price: \$722,500
Method: Private Sale
Date: 23/08/2018
Rooms: -
Property Type: Apartment

20/16-20 Warleigh Gr BRIGHTON 3186 (VG)

Agent Comments



Price: \$710,000
Method: Sale
Date: 14/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



10/83 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 17/05/2018
Rooms: -
Property Type: Apartment