

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	190a South Road, 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	\$850,000
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Median sale price

Median price	\$1,380,000	House		Unit	X	Suburb	Brighton East
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	2a David St HAMPTON 3188	\$880,000	25/08/2018
2	2/53 Lonsdale Av HAMPTON EAST 3188	\$830,000	22/09/2018
3	7/6 Bright St BRIGHTON EAST 3187	\$810,000	07/08/2018

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.



2 1 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$850,000
Median Unit Price
September quarter 2018: \$1,380,000

Comparable Properties



2a David St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$880,000
Method: Private Sale
Date: 25/08/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 215 sqm approx



2/53 Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 2 2

Price: \$830,000
Method: Private Sale
Date: 22/09/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 269 sqm approx



7/6 Bright St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 1 2

Price: \$810,000
Method: Private Sale
Date: 07/08/2018
Rooms: -
Property Type: Townhouse (Single)