

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 1/198 Church Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,590,000

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	259 New St BRIGHTON 3186	\$1,685,000	16/06/2018
2	187 New St BRIGHTON 3186	\$1,550,000	17/11/2018
3	8a Ratho Av BRIGHTON EAST 3187	\$1,529,000	16/06/2018

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.



3 1 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$1,590,000
Median Unit Price
 September quarter 2018: \$1,237,500

Comparable Properties



259 New St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,685,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 402 sqm approx

187 New St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,550,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 487 sqm approx



8a Ratho Av BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 2

Price: \$1,529,000
Method: Private Sale
Date: 16/06/2018
Rooms: -
Property Type: House