

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

8 St Finbars Crescent, Brighton East Vic 3187

Indicative selling price

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

Range between &

Median sale price*

Median price House Unit Suburb
 Period - From to Source

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 Maher St BRIGHTON 3186	\$3,500,000	16/06/2018
2	4 Weatherly Gr BRIGHTON 3186	\$3,160,000	22/09/2018
3	5 Stanley St BRIGHTON 3186	\$3,150,000	04/06/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: House
Land Size: 654.736 sqm approx
Agent Comments

Indicative Selling Price
\$3,190,000 - \$3,500,000
No median price available

Comparable Properties



11 Maher St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,500,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)



4 Weatherly Gr BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,160,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 751 sqm approx



5 Stanley St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$3,150,000
Method: Private Sale
Date: 04/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 790 sqm approx