

## 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	22 Landcox Street, Brighton East Vic 3187
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$1,295,000
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#### Median sale price

Median price	\$1,205,000	House		Unit	X	Suburb	Brighton East
Period - From	01/01/2018	to	31/12/2018	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	15b Coronation St BRIGHTON EAST 3187	\$1,300,000	29/09/2018
2	1/11 Elizabeth St BRIGHTON EAST 3187	\$1,235,000	23/02/2019
3	18/149 Male St BRIGHTON 3186	\$1,210,000	19/11/2018

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.



4   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,295,000  
**Median Unit Price**  
Year ending December 2018: \$1,205,000

## Comparable Properties



**15b Coronation St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3   3   1

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 29/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 300 sqm approx



**1/11 Elizabeth St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** -  
**Property Type:** Unit



**18/149 Male St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   3   1

**Price:** \$1,210,000  
**Method:** Sold Before Auction  
**Date:** 19/11/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 72 sqm approx