

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

184 Dendy Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,990,000

Median sale price

Median price \$1,950,000

House

X

Unit

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	25 Heathfield Rd BRIGHTON EAST 3187	\$1,950,000	15/10/2018
2	223 South Rd BRIGHTON EAST 3187	\$1,855,000	08/12/2018
3	163 Dendy St BRIGHTON EAST 3187	\$1,800,000	14/09/2018

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.



5 4 3

Rooms: 8
Property Type: House (Res)
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
 \$1,990,000
Median House Price
 Year ending December 2018: \$1,950,000

Comparable Properties



25 Heathfield Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 3

Price: \$1,950,000
Method: Private Sale
Date: 15/10/2018
Rooms: -
Property Type: House
Land Size: 708 sqm approx



223 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 2

Price: \$1,855,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 664 sqm approx



163 Dendy St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Sold Before Auction
Date: 14/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 705 sqm approx