

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	2/3 Eric Street, Brighton East Vic 3187
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,057,500	House		Unit	X	Suburb	Brighton East
Period - From	01/10/2018	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	1/11 Elizabeth St BRIGHTON EAST 3187	\$1,235,000	23/02/2019
2	648 Hawthorn Rd BRIGHTON EAST 3187	\$1,170,000	14/02/2019
3	626 Hawthorn Rd BRIGHTON EAST 3187	\$1,035,000	05/03/2019

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 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2018: \$1,057,500

Comparable Properties



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



648 Hawthorn Rd BRIGHTON EAST 3187 (REI) **Agent Comments**

3 1 -

Price: \$1,170,000
Method: Private Sale
Date: 14/02/2019
Rooms: -
Property Type: House



626 Hawthorn Rd BRIGHTON EAST 3187 (REI) **Agent Comments**

3 2 2

Price: \$1,035,000
Method: Private Sale
Date: 05/03/2019
Rooms: 5
Property Type: House
Land Size: 371 sqm approx