

## 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 42a Male Street, Brighton Vic 3186

#### Indicative selling price

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

Range between \$1,450,000 & \$1,520,000

#### Median sale price

Median price \$1,237,500 House Unit X Suburb Brighton

Period - From 01/07/2018 to 30/09/2018 Source REIV

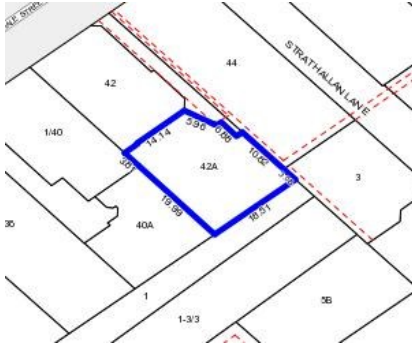
#### Comparable property sales (\*Delete A or B below as applicable)

**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	3 Parliament St BRIGHTON 3186	\$1,680,000	05/12/2018
2	3/10 Dudley St BRIGHTON 3186	\$1,605,000	20/10/2018
3	47 Montclair Av BRIGHTON 3186	\$1,570,000	24/11/2018

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 416.494 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,450,000 - \$1,520,000  
**Median Unit Price**  
 September quarter 2018: \$1,237,500

## Comparable Properties



**3 Parliament St BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$1,680,000  
**Method:** Private Sale  
**Date:** 05/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 413 sqm approx



**3/10 Dudley St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 246 sqm approx



**47 Montclair Av BRIGHTON 3186 (REI/VG)**

Agent Comments



**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 24/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx