

## 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	6 Roosevelt Court, 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)

Range between	\$1,650,000	&	\$1,750,000
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#### Median sale price

Median price	\$1,912,500	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	163 Dendy St BRIGHTON EAST 3187	\$1,800,000	14/09/2018
2	24 Littlewood St HAMPTON 3188	\$1,700,000	20/10/2018
3	7 Mayrose Cr BRIGHTON EAST 3187	\$1,680,000	01/12/2018

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 (Res)

**Land Size:** 643.68 sqm approx

Agent Comments

## Comparable Properties



**163 Dendy St BRIGHTON EAST 3187 (REI/VG)** Agent Comments



**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 14/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 705 sqm approx



**24 Littlewood St HAMPTON 3188 (REI)** Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 20/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 627 sqm approx



**7 Mayrose Cr BRIGHTON EAST 3187 (REI/VG)** Agent Comments



**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 640 sqm approx