

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 4A Ratho Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,195,000

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	1/95 Thomas St HAMPTON 3188	\$1,235,000	20/10/2018
2	2/41 Linacre Rd HAMPTON 3188	\$1,180,000	01/03/2019
3	2/110 South Rd BRIGHTON EAST 3187	\$1,160,000	20/10/2018

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.



3 2 1

Rooms:
Property Type: Townhouse (Res)
Land Size: 436 sqm approx
Agent Comments

Indicative Selling Price
\$1,195,000
Median Unit Price
Year ending December 2018: \$1,205,000

Comparable Properties



1/95 Thomas St HAMPTON 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$1,235,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 425 sqm approx



2/41 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

3 2 2

Price: \$1,180,000
Method: Private Sale
Date: 01/03/2019
Rooms: -
Property Type: Unit



2/110 South Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

3 2 2

Price: \$1,160,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Townhouse (Res)