

## 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 Warriston 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

\$1,300,000

&

\$1,430,000

#### Median sale price

Median price

\$2,651,000

House

X

Unit

Suburb

Brighton

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	1/211 Church St BRIGHTON 3186	\$1,400,000	06/04/2019
2	1/709 Hampton St BRIGHTON 3186	\$1,300,000	15/12/2018
3	3 Hurlstone St BRIGHTON EAST 3187	\$1,295,000	04/04/2019

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   1.5   2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 354 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
Year ending December 2018: \$2,651,000

## Comparable Properties



1/211 Church St BRIGHTON 3186 (REI)

Agent Comments

3   1   2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** Unit



1/709 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 15/12/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 349 sqm approx



3 Hurlstone St BRIGHTON EAST 3187 (REI)

Agent Comments

3   2   2

**Price:** \$1,295,000  
**Method:** Sold Before Auction  
**Date:** 04/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 440 sqm approx