

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	17 Plunket St BRIGHTON EAST 3187	\$1,640,000	23/05/2019
2	5 Talofa Av BRIGHTON EAST 3187	\$1,605,000	27/02/2019
3	18 Plunket St BRIGHTON EAST 3187	\$1,600,000	09/04/2019

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 4

Rooms: 6
Property Type: House
Land Size: 799.5 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,760,000
Median House Price
Year ending March 2019: \$1,810,000

Comparable Properties



17 Plunket St BRIGHTON EAST 3187 (REI)

3 2 2

Price: \$1,640,000
Method: Sold Before Auction
Date: 23/05/2019
Rooms: -
Property Type: House (Res)

Agent Comments
Land 590 Square Metres



5 Talofa Av BRIGHTON EAST 3187 (REI/VG)

3 - -

Price: \$1,605,000
Method: Private Sale
Date: 27/02/2019
Rooms: -
Property Type: Land

Agent Comments
Land 628 Square metres



18 Plunket St BRIGHTON EAST 3187 (REI)

2 1 2

Price: \$1,600,000
Method: Private Sale
Date: 09/04/2019
Rooms: -
Property Type: House
Land Size: 588 sqm approx

Agent Comments