

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

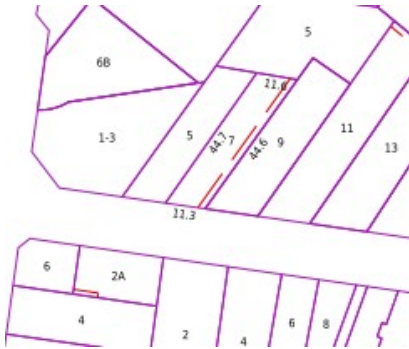
Comparable property sales (*Delete A or B below as applicable)

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	56 Champion St BRIGHTON 3186	\$1,520,000	27/07/2019
2	27a Clinton St BRIGHTON EAST 3187	\$1,460,000	15/06/2019
3	12 Beddoe Av BRIGHTON EAST 3187	\$1,400,000	01/06/2019

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 2 2

Rooms:
Property Type: House (Res)
Land Size: 457 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending June 2019: \$1,685,000

Comparable Properties



56 Champion St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,520,000
Method: Auction Sale
Date: 27/07/2019
Rooms: -
Property Type: Townhouse (Res)



27a Clinton St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$1,460,000
Method: Auction Sale
Date: 15/06/2019
Rooms: 6
Property Type: House (Res)



12 Beddoe Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 486 sqm approx