

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](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

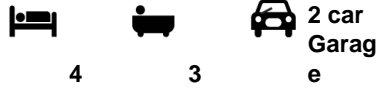
**Comparable property sales (\*Delete A or B below as applicable)**

**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	48a Regent St BRIGHTON EAST 3187	\$2,580,000	29/05/2019
2	117a Roslyn St BRIGHTON 3186	\$2,500,000	03/07/2019
3	48b Regent St BRIGHTON EAST 3187	\$2,380,000	05/08/2019

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.



**Indicative Selling Price**  
\$2,200,000 - \$2,420,000  
**Median House Price**  
Year ending June 2019: \$1,685,000

**Rooms:** 7  
**Property Type:** Townhouse  
**Land Size:** 330 sqm approx  
**Agent Comments**

Closer to Brighton within easy walking distances to shops, schools and train stations

## Comparable Properties

**48a Regent St BRIGHTON EAST 3187 (REI/VG)** Agent Comments



**Price:** \$2,580,000  
**Method:** Expression of Interest  
**Date:** 29/05/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 350 sqm approx



**117a Roslyn St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$2,500,000  
**Method:** Auction Sale  
**Date:** 03/07/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**48b Regent St BRIGHTON EAST 3187 (REI/VG)** Agent Comments



**Price:** \$2,380,000  
**Method:** Private Sale  
**Date:** 05/08/2019  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 351 sqm approx