

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

1 Champion Street, Brighton Vic 3186

Indicative selling price

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

Single price \$2,450,000

Median sale price*

Median price \$2,365,000

Property Type House

Suburb Brighton

Period - From 16/09/2018

to 15/09/2019

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	13 Butler St BRIGHTON 3186	\$2,410,000	17/04/2019
2	30 Laburnum St BRIGHTON 3186	\$2,350,000	11/05/2019
3	17 Plantation Av BRIGHTON EAST 3187	\$2,300,000	31/08/2019

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.~~

This Statement of Information was prepared on:

17/09/2019 11:51



 4  2  2

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$2,450,000

Median House Price *

16/09/2018 - 15/09/2019: \$2,365,000

* Agent calculated median

Comparable Properties



13 Butler St BRIGHTON 3186 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,410,000

Method: Sold Before Auction

Date: 17/04/2019

Property Type: House (Res)

Land Size: 593 sqm approx

30 Laburnum St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,350,000

Method: Auction Sale

Date: 11/05/2019

Property Type: House

Land Size: 613 sqm approx



17 Plantation Av BRIGHTON EAST 3187 (REI)

Agent Comments

 3  1  2

Price: \$2,300,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 652 sqm approx