

# 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 6/745-747 Hawthorn Road, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$610,000 & \$650,000

### Median sale price

Median price \$975,000 Property Type Unit Suburb Brighton East

Period - From 01/04/2019 to 30/06/2019 Source REIV

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

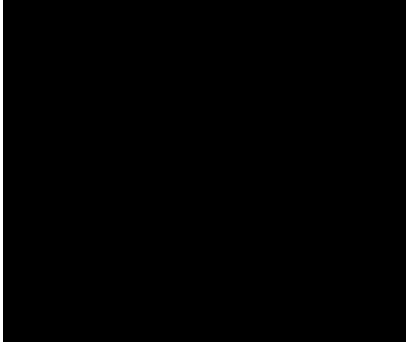
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17/373 South Rd BRIGHTON EAST 3187	\$677,500	03/08/2019
2	1/12-14 Raymond Ct BRIGHTON EAST 3187	\$670,000	07/05/2019
3	7/377 South Rd BRIGHTON EAST 3187	\$642,000	01/05/2019

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: 24/09/2019 11:40



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$610,000 - \$650,000  
**Median Unit Price**  
June quarter 2019: \$975,000

## Comparable Properties



**17/373 South Rd BRIGHTON EAST 3187 (REI)** Agent Comments



**Price:** \$677,500  
**Method:** Auction Sale  
**Date:** 03/08/2019  
**Rooms:** 4  
**Property Type:** Unit

**1/12-14 Raymond Ct BRIGHTON EAST 3187 (REI)** Agent Comments



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 07/05/2019  
**Property Type:** Unit



**7/377 South Rd BRIGHTON EAST 3187 (REI)** Agent Comments



**Price:** \$642,000  
**Method:** Private Sale  
**Date:** 01/05/2019  
**Property Type:** Unit  
**Land Size:** 197 sqm approx