

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

7-9 Cowra Street, Brighton VIC 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single Price	Price Range
2 Bedroom, 2 Bathroom, 1 Car Garage	\$650,000	
2 Bedroom, 2 Bathroom, 1 Car Garage	\$635,000	
2 Bedroom, 1 Bathroom, 1 Car Garage	\$565,000	
1 Bedroom, 1 Bathroom, 1 Car Garage	\$495,000	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$1,175,000

Suburb

BRIGHTON

Period - From

01/04/2018

To

30/06/2018

Source

REIV

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bedroom, 2 Bathroom, 1 Car Garage	1. G09/7-9 Cowra Street, Brighton	\$627,000	14/07/2018
	2. G12/7-9 Cowra Street, Brighton	\$635,000	09/08/2018
	3. 136/209-213 Bay Street, Brighton	\$600,000	24/09/2018

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 Bedroom, 1 Bathroom, 1 Car Garage	1. 10/83 Asling Street, Brighton	\$705,000	17/05/2018
	2. 4/123 Dendy Street, Brighton East	\$595,000	17/05/2018
	3. 7/42 Grosvenor Street, Brighton	\$601,500	19/06/2018

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
1 Bedroom, 1 Bathroom, 1 Car Garage	1. 101/32 Warleigh Grove, Brighton	\$560,000	01/05/2018
	2. 205/26 Warleigh Grove, Brighton	\$515,000	01/05/2018
	3. 206/380 Bay Street, Brighton	\$475,000	30/04/2018