

## 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	23 Albert Street, Brighton Vic 3186
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#### Indicative selling price

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

Single price \$5,800,000

#### Median sale price

Median price	\$2,270,000	House	X	Unit		Suburb	Brighton
Period - From	01/07/2018	to	30/09/2018	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	4 Moule Av BRIGHTON 3186	\$6,100,000	27/10/2018
2	42 Hanby St BRIGHTON 3186	\$5,700,000	17/08/2018
3	45 Sussex St BRIGHTON 3186	\$5,600,000	03/11/2018

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.

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**Indicative Selling Price**

\$5,800,000

**Median House Price**

September quarter 2018: \$2,270,000



 5    3    2

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**4 Moule Av BRIGHTON 3186 (REI/VG)**

Agent Comments

 6    5    3

**Price:** \$6,100,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 827 sqm approx



**42 Hanby St BRIGHTON 3186 (REI/VG)**

Agent Comments

 5    3    5

**Price:** \$5,700,000

**Method:** Private Sale

**Date:** 17/08/2018

**Rooms:** 9

**Property Type:** House

**Land Size:** 1125 sqm approx



**45 Sussex St BRIGHTON 3186 (REI)**

Agent Comments

 4    2    3

**Price:** \$5,600,000

**Method:** Sold Before Auction

**Date:** 03/11/2018

**Rooms:** -

**Property Type:** House (Res)