

## 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 28 Welwyn Avenue, 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 \$2,495,000 & \$2,595,000

#### Median sale price

Median price \$1,880,000 House X Unit Suburb Brighton East

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 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	81 Baird St BRIGHTON EAST 3187	\$2,740,000	26/05/2018
2	48 Shasta Av BRIGHTON EAST 3187	\$2,575,000	19/03/2018
3	9 Griffin St BRIGHTON EAST 3187	\$2,550,000	20/05/2018

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.



4 3 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,495,000 - \$2,595,000  
**Median House Price**  
 June quarter 2018: \$1,880,000

## Comparable Properties



81 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

**Price:** \$2,740,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



48 Shasta Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

5 3 2

**Price:** \$2,575,000  
**Method:** Private Sale  
**Date:** 19/03/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 650 sqm approx



9 Griffin St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 20/05/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx