

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

17 Plunket Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,482,500

House

X

Unit

Suburb Brighton East

Period - From 01/01/2019

to 31/03/2019

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	5 Talofa Av BRIGHTON EAST 3187	\$1,605,000	27/02/2019
2	18 Plunket St BRIGHTON EAST 3187	\$1,600,000	09/04/2019
3	12 Arnold Rd BRIGHTON EAST 3187	\$1,400,000	16/03/2019

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.

Matthew Pillios
9832 1168
0408 145 982

MatthewP@marshallwhite.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2019: \$1,482,500



 3  2  4

Rooms:

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



5 Talofa Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  -  -

Price: \$1,605,000

Method: Private Sale

Date: 27/02/2019

Rooms: -

Property Type: Land



18 Plunket St BRIGHTON EAST 3187 (REI)

Agent Comments

 2  1  2

Price: \$1,600,000

Method: Private Sale

Date: 09/04/2019

Rooms: -

Property Type: House

Land Size: 588 sqm approx



12 Arnold Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,400,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 682 sqm approx