

Kate Strickland 03 9832 1133 0400 125 946

Statement of Information

kate.strickland@marshallwhite.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	7 Foote Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Single price \$4,500,000

Median sale price

Median price	\$2,200,000	Hou	ise X	Unit		Suburb	Brighton
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.

Add	dress of comparable property	Price	Date of sale
1	17 Albert St BRIGHTON 3186	\$4,600,000	08/03/2019
2	7 Bendigo Av ELWOOD 3184	\$4,250,000	21/12/2018
3	28 Campbell St BRIGHTON 3186	\$4,000,000	07/03/2019

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.

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> **Indicative Selling Price** \$4,500,000 **Median House Price** March quarter 2019: \$2,200,000

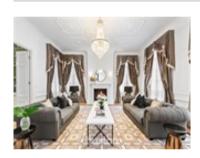


Rooms:

Property Type: House (Res) Land Size: 703 sqm approx

Agent Comments

Comparable Properties



17 Albert St BRIGHTON 3186 (REI/VG)





Price: \$4,600,000

Method: Sold Before Auction

Date: 08/03/2019

Rooms: -

Property Type: House (Res) Land Size: 810 sqm approx

Agent Comments

7 Bendigo Av ELWOOD 3184 (REI)





Price: \$4,250,000 Method: Private Sale Date: 21/12/2018 Rooms: -

Property Type: House (Res) Land Size: 940 sqm approx

Agent Comments

28 Campbell St BRIGHTON 3186 (REI)







Price: \$4,000,000 Method: Private Sale Date: 07/03/2019

Rooms: -

Property Type: House Land Size: 549 sqm approx **Agent Comments**

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