

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	7 Foote Street, Brighton Vic 3186
---------------------------------------------	-----------------------------------

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	House	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.

	Address 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.

Kate Strickland
03 9832 1133
0400 125 946

kate.strickland@marshallwhite.com.au

Indicative Selling Price

\$4,500,000

Median House Price

March quarter 2019: \$2,200,000



 5  3  2

Rooms:

Property Type: House (Res)

Land Size: 703 sqm approx

Agent Comments

Comparable Properties



17 Albert St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  3  4

Price: \$4,600,000

Method: Sold Before Auction

Date: 08/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 810 sqm approx

7 Bendigo Av ELWOOD 3184 (REI)

Agent Comments

 5  3  2

Price: \$4,250,000

Method: Private Sale

Date: 21/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 940 sqm approx



28 Campbell St BRIGHTON 3186 (REI)

Agent Comments

 4  3  2

Price: \$4,000,000

Method: Private Sale

Date: 07/03/2019

Rooms: -

Property Type: House

Land Size: 549 sqm approx