

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

126 Male Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$2,995,000

&

\$3,275,000

Median sale price

Median price

\$1,210,000

House

Unit

X

Suburb

Brighton

Period - From

01/04/2017

to

31/03/2018

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		
2		
3		

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: Townhouse (Res)

Agent Comments

Showcasing spacious, bright, sophisticated, and captivating designer living that steps to the best in Brighton, this 4 bedroom + study, 3 bathroom residence is a modern masterpiece.

Indicative Selling Price

\$2,995,000 - \$3,275,000

Median Unit Price

Year ending March 2018: \$1,210,000

This home is from renowned Martin Friedrich Architects who has put his masterful stamp across Melbourne with striking high-end and custom residential projects, while the landscape architecture by Kate Ardlie Design is as functional as it is picturesque. This luxurious double level oasis is graced with outstanding attention to detail, from the dramatic double-height glazed entry foyer, Royal Oak timber floors and plush pile carpet, to lavish stone surfaces and tapware.

Comparable Properties



13a Stanley St BRIGHTON 3186 (VG)

Agent Comments

 4  -  -

Price: \$3,200,000

Method: Sale

Date: 05/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 406 sqm approx

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.