

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

2 Black Street, Brighton VIC 3186

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Bed	Study	Bath	Car
Townhouse	\$4,250,000	3	1	3	2
Ground Floor Residence	\$6,950,000	3	1	3.5	4
Sub Penthouse	\$5,250,000	3	0	3	2
Penthouse	\$5,250,000	3	1	3	2

Suburb House median sale price

Median price

\$2,617,500

Suburb

Brighton

Period - From

01/04/2017

To

31/03/2018

Source

REIV

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Townhouse	1: 11a Wolseley Grove, Brighton	\$4,000,000	05/06/2018
	2: 11 Wolseley Grove, Brighton	\$4,210,000	05/05/2018
	3: 2 Spink Street, Brighton	\$4,100,000	22/02/2018

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Ground Floor Residence	1	\$	
	2	\$	
	3	\$	

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Sub Penthouse & Penthouse	1: 201/6 Lindsay Street, Brighton	\$4,795,000	05/06/2018
	2: 4/26 Esplanade, Brighton	\$4,500,000	26/04/2018
	3: 5/23 St Ninians Road, Brighton	\$5,350,000	25/06/2018