

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 4/66 Male Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,095,000 & \$2,295,000

Median sale price

Median price \$2,617,500 House Unit 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	194b Church St BRIGHTON 3186	\$2,525,000	17/03/2018
2	4/4 Dudley St BRIGHTON 3186	\$2,425,000	09/01/2018
3	65 Bay St BRIGHTON 3186	\$2,285,000	03/05/2018

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.

Indicative Selling Price

\$2,095,000 - \$2,295,000

Median House Price

Year ending March 2018: \$2,617,500



 4  2.5  2+

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



194b Church St BRIGHTON 3186 (REI)

Agent Comments

 3  2  3

Price: \$2,525,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: Townhouse (Res)



4/4 Dudley St BRIGHTON 3186 (VG)

Agent Comments

 3  -  -

Price: \$2,425,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



65 Bay St BRIGHTON 3186 (REI)

Agent Comments

 4  2  2

Price: \$2,285,000

Method: Auction Sale

Date: 03/05/2018

Rooms: 5

Property Type: Townhouse (Res)