

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	8/19 Landcox Street, Brighton East Vic 3187
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Indicative selling price

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

Single price	\$1,610,000
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Median sale price

Median price	\$1,880,000	House	X	Unit		Suburb	Brighton East
Period - From	01/07/2017	to	30/06/2018	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	8a Thomas St BRIGHTON EAST 3187	\$1,780,000	21/07/2018
2	12 Gillard St BRIGHTON EAST 3187	\$1,610,000	19/04/2018
3	2a Parker St BRIGHTON EAST 3187	\$1,550,000	12/09/2018

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.

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Indicative Selling Price
\$1,610,000

Median House Price
Year ending June 2018: \$1,880,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



8a Thomas St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,780,000
Method: Auction Sale
Date: 21/07/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 302 sqm approx



12 Gillard St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$1,610,000
Method: Private Sale
Date: 19/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 270 sqm approx



2a Parker St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 12/09/2018
Rooms: 6
Property Type: Townhouse (Single)