

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

111 Roslyn Street, Brighton Vic 3186

Indicative selling price

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

Single price \$2,495,000

Median sale price

Median price \$2,270,000 House Unit Suburb Brighton

Period - From 01/07/2018 to 30/09/2018 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	9 Griffin St BRIGHTON EAST 3187	\$2,550,000	20/05/2018
2	47 Windermere Cr BRIGHTON 3186	\$2,470,000	13/09/2018
3	12 Montclair Av BRIGHTON 3186	\$2,410,000	08/09/2018

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

\$2,495,000

Median House Price

September quarter 2018: \$2,270,000



5 2 2

Rooms:

Property Type: House (Res)

Land Size: 708 sqm approx

Agent Comments

Comparable Properties



9 Griffin St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,550,000

Method: Private Sale

Date: 20/05/2018

Rooms: 8

Property Type: House (Res)

Land Size: 793 sqm approx



47 Windermere Cr BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,470,000

Method: Sold Before Auction

Date: 13/09/2018

Rooms: 7

Property Type: House (Res)

Land Size: 614 sqm approx



12 Montclair Av BRIGHTON 3186 (REI)

Agent Comments

5 3 3

Price: \$2,410,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 770 sqm approx