### 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

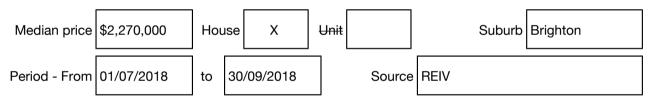
111 Roslyn Street, Brighton Vic 3186

#### Indicative selling price

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

Single price \$2,495,000

#### Median sale price



#### 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.

#### Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

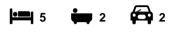
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



#### යා MARSHALLWHITE





Rooms: Property Type: House (Res) Land Size: 708 sqm approx Agent Comments Kate Strickland 03 9832 1133 0400 125 946 kate.strickland@marshallwhite.com.au

> Indicative Selling Price \$2,495,000 Median House Price September quarter 2018: \$2,270,000

## **Comparable Properties**

buxton	9 Griffin St BRIGHTON EAST 3187 (REI/VG) 4 2 2 2 Price: \$2,550,000 Method: Private Sale Date: 20/05/2018 Rooms: 8 Property Type: House (Res) Land Size: 793 sqm approx	Agent Comments
	47 Windermere Cr BRIGHTON 3186 (REI) 4 2 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	Agent Comments
	12 Montclair Av BRIGHTON 3186 (REI) 5 3 3 3 Price: \$2,410,000 Method: Auction Sale Date: 08/09/2018 Rooms: - Property Type: House (Res) Land Size: 770 sqm approx	Agent Comments

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