

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

34 Blanche Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,812,500

House

X

Unit

Suburb Brighton East

Period - From 01/07/2017

to 30/09/2017

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	1/13 Carrington Gr BRIGHTON EAST 3187	\$1,900,000	12/08/2017
2	21a Baird St BRIGHTON EAST 3187	\$1,700,000	16/08/2017
3	62 Glencairn Av BRIGHTON EAST 3187	\$1,700,000	09/08/2017

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.~~

34 Blanche Street, Brighton East Vic 3187



Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
September quarter 2017: \$1,812,500

Comparable Properties



1/13 Carrington Gr BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,900,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 267 sqm approx



21a Baird St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,700,000
Method: Private Sale
Date: 16/08/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 315 sqm approx



62 Glencairn Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 09/08/2017
Rooms: -
Property Type: Townhouse (Res)