

## 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	10 Billson Street, Brighton East Vic 3187
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,400,000	&	\$1,500,000
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#### Median sale price

Median price	\$1,925,000	House	X	Unit		Suburb	Brighton East
Period - From	01/04/2017	to	30/06/2017	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	1/16 Bright St BRIGHTON EAST 3187	\$1,435,000	17/06/2017
2	13 Hurlingham St BRIGHTON EAST 3187	\$1,445,000	27/05/2017
3	1a Cambridge St BRIGHTON EAST 3187	\$1,590,002	15/05/2017

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.



**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 270 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
June quarter 2017: \$1,925,000

Low maintenance lifestyle living makes life easy in this classical 4 bedroom 3.5 bathroom street front residence. Welcomed by parquetry floors, this family haven enjoys a gracious sitting room, downstairs & upstairs main bedrooms (BIRs/WIR & ensuites), fabulous living & dining area, modern French style stone kitchen (Smeg/Bosch appliances) & a north facing alfresco courtyard & a double auto garage. Walk to schools, tram & restaurants.

## Comparable Properties



1/16 Bright St BRIGHTON EAST 3187 (REI) Agent Comments



**Price:** \$1,435,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



13 Hurlingham St BRIGHTON EAST 3187 (REI/VG) Agent Comments



**Price:** \$1,445,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 366 sqm approx



1a Cambridge St BRIGHTON EAST 3187 (VG) Agent Comments



**Price:** \$1,590,002  
**Method:** Sale  
**Date:** 15/05/2017  
**Rooms:** -  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 344 sqm approx