

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 | 22a Lansdown Street, Brighton East Vic 3187 |
|---|---|

Indicative selling price

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

| | | | |
|---------------|-------------|---|-------------|
| Range between | \$1,450,000 | & | \$1,590,000 |
|---------------|-------------|---|-------------|

Median sale price

| | | | | | | | |
|---------------|-------------|-------|------------|--------|------|--------|---------------|
| Median price | \$1,880,000 | House | X | Unit | | Suburb | Brighton East |
| Period - From | 01/04/2018 | 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 | 17 Hughes St BRIGHTON EAST 3187 | \$1,640,000 | 29/03/2018 |
| 2 | 41b Somers St BENTLEIGH 3204 | \$1,585,000 | 24/03/2018 |
| 3 | 1/494 Kooyong Rd CAULFIELD SOUTH 3162 | \$1,520,000 | 29/04/2018 |

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

\$1,450,000 - \$1,590,000

Median House Price

June quarter 2018: \$1,880,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



17 Hughes St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,640,000

Method: Private Sale

Date: 29/03/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 272 sqm approx



41b Somers St BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,585,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 286 sqm approx



1/494 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments



Price: \$1,520,000

Method: Auction Sale

Date: 29/04/2018

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 289 sqm approx