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

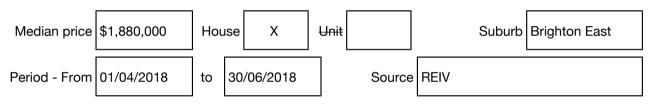
s |22a Lansdown Street, Brighton East Vic 3187 d e

Indicative selling price

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

Range between	\$1,450,000	&	\$1,590,000
J	, , ,		, , ,

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	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.

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.

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Rooms: Property Type: Agent Comments Barb Gregory 9832 1132 0419 568 370 barb.gregory@marshallwhite.com.au

> Indicative Selling Price \$1,450,000 - \$1,590,000 Median House Price June quarter 2018: \$1,880,000

Comparable Properties

	17 Hughes St BRIGHTON EAST 3187 (REI) 3 2 2 2 Price: \$1,640,000 Method: Private Sale Date: 29/03/2018 Rooms: - Property Type: Townhouse (Res) Land Size: 272 sqm approx	Agent Comments
Contraction of the second seco	41b Somers St BENTLEIGH 3204 (REI/VG) → 3 → 2 → 1 Price: \$1,585,000 Method: Auction Sale Date: 24/03/2018 Rooms: 6 Property Type: Townhouse (Res) Land Size: 286 sqm approx	Agent Comments
Sundard	1/494 Kooyong Rd CAULFIELD SOUTH 3162 (REI/VG) 4 2 2 2 Price: \$1,520,000 Method: Auction Sale Date: 29/04/2018 Rooms: 5 Property Type: Townhouse (Res) Land Size: 289 sqm approx	Agent Comments

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