

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	64 Well Street, Brighton Vic 3186
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Indicative selling price

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

Range between	\$5,750,000	&	\$6,325,000
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Median sale price

Median price	\$2,725,000	House	X	Unit		Suburb	Brighton
Period - From	01/01/2017	to	31/12/2017	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	14 Albert St BRIGHTON 3186	\$6,350,000	02/03/2018
2	13 Gordon St HAMPTON 3188	\$6,040,000	18/11/2017
3	5 Inner Cr BRIGHTON 3186	\$6,000,000	23/11/2017

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.

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Indicative Selling Price
\$5,750,000 - \$6,325,000

Median House Price
Year ending December 2017: \$2,725,000



 4  4  2

Rooms:
Property Type: House (Res)
Land Size: 1028 sqm approx
Agent Comments

Comparable Properties



14 Albert St BRIGHTON 3186 (REI)

Agent Comments

 5  4  6

Price: \$6,350,000
Method: Private Sale
Date: 02/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 891 sqm approx



13 Gordon St HAMPTON 3188 (REI)

Agent Comments

 4  3  2

Price: \$6,040,000
Method: Expression of Interest
Date: 18/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 1431 sqm approx

5 Inner Cr BRIGHTON 3186 (VG)

Agent Comments

 5  -  -

Price: \$6,000,000
Method: Sale
Date: 23/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 1106 sqm approx