

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 2b Barkly Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,980,000

Median sale price

Median price \$2,700,000 House Unit Suburb Brighton

Period - From 01/10/2017 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	36 Berwick St BRIGHTON 3186	\$2,105,000	17/02/2018
2	4 Tovell St BRIGHTON 3186	\$1,980,000	03/10/2017
3	3a valda Gr BRIGHTON 3186	\$1,875,000	08/12/2017

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:** 370 sqm approx

Agent Comments

Classical elegance and impeccable modern style form an impressive combination in this superb three bedroom town residence perfectly suited to those with high expectations and busy family lifestyles. Polished parquetry floors, elevated ceilings and faultless presentation convey a sense of luxury throughout its uncompromising proportions that feature formal, family and alfresco living and entertaining domains, a rumpus/study, smeg appointed kitchen, established landscaped rear garden, ducted heating/cooling, remote double garage and additional OSP.

Comparable Properties

**36 Berwick St BRIGHTON 3186 (REI)**

Agent Comments

**Price:** \$2,105,000**Method:** Auction Sale**Date:** 17/02/2018**Rooms:** -**Property Type:** House (Res)**4 Tovell St BRIGHTON 3186 (REI/VG)**

Agent Comments

**Price:** \$1,980,000**Method:** Sold Before Auction**Date:** 03/10/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 338 sqm approx**3a valda Gr BRIGHTON 3186 (REI)**

Agent Comments

**Price:** \$1,875,000**Method:** Auction Sale**Date:** 08/12/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 270 sqm approx