

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	12 Cole 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	\$5,900,000	&	\$6,440,000
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Median sale price

Median price	\$2,775,000	House	X	Unit		Suburb	Brighton
Period - From	01/10/2016	to	30/09/2017	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	2 Elwood St BRIGHTON 3186	\$5,550,000	28/10/2017
2	16 Kent Av BRIGHTON 3186	\$5,200,000	14/06/2017
3	6 Newbay Cr BRIGHTON 3186	\$3,560,000	14/09/2017

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
\$5,900,000 - \$6,440,000

Median House Price
Year ending September 2017: \$2,775,000



4 4 2

Rooms:
Property Type: House (Res)

Agent Comments

New Golden Mile oasis is simply spectacular, with extraordinary design and luxury. Four-bedroom retreat hugs a Zen-inspired courtyard garden and pool, accessed from living and dining zones. Two-room Gaggenau kitchen, 4-room parents' wing, and superior fitout.

Comparable Properties



2 Elwood St BRIGHTON 3186 (REI)

Agent Comments

5 4 3

Price: \$5,550,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 8
Property Type: House (Res)
Land Size: 949 sqm approx



16 Kent Av BRIGHTON 3186 (REI/VG)

Agent Comments

4 5 2

Price: \$5,200,000
Method: Private Sale
Date: 14/06/2017
Rooms: 5
Property Type: House
Land Size: 692 sqm approx



6 Newbay Cr BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$3,560,000
Method: Sold Before Auction
Date: 14/09/2017
Rooms: -
Property Type: House
Land Size: 716 sqm approx