



 3    
  2 plus powder room    
  double garage

**Indicative Selling Price**

\$2,250,000

**Median House Price**

March quarter 2017: \$2,906,000

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 430 sqm approx

**Agent Comments**

Exquisite 3 bedroom 2.5 bathroom single level rear residence offers security, luxury and low maintenance appeal. Beautifully appointed with parquetry floors, 3m approx. ceilings and travertine finishes, this boutique home presents an opportunity of a single level home in absolute prime position.

## Comparable Properties



**15 Whyte St BRIGHTON 3186 (REI)**

**Agent Comments**

 3    
  2    
  2

**Price:** \$2,266,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



**5a Hall St BRIGHTON 3186 (REI)**

**Agent Comments**

 3    
  2    
  2

**Price:** \$2,020,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House (Res)



**8 Wellington St BRIGHTON 3186 (REI)**

**Agent Comments**

 3    
  1    
  2

**Price:**

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

## 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

3A Albert Street, Brighton Vic 3186

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,250,000

**Median sale price**

Median price \$2,906,000

House X

Suburb Brighton

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
15 Whyte St BRIGHTON 3186	\$2,266,000	04/03/2017
5a Hall St BRIGHTON 3186	\$2,020,000	17/06/2017
8 Wellington St BRIGHTON 3186		17/06/2017