

## 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

71 South Road, 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 \$3,950,000

#### Median sale price

Median price \$2,617,500

House

X

Unit

Suburb Brighton

Period - From 01/04/2017

to 31/03/2018

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		
3		

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:** House (Res)

Agent Comments

## Comparable Properties

71 South Rd BRIGHTON 3186 (REI)

Agent Comments



**Price:** \$3,700,000

**Method:** Passed in Vendor Bid

**Date:** 21/04/2018

**Rooms:** -

**Property Type:** House (Res)

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.