

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	1/21 Violet Cr BRIGHTON EAST 3187	\$880,000	24/02/2018
2	2/42 Union St BRIGHTON EAST 3187	\$860,000	05/05/2018
3	1/900 Hampton St BRIGHTON 3186	\$790,000	22/03/2018

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:** 4**Property Type:** Unit

Agent Comments

Bathed in northern light, this delightful 2 bedroom cottage style villa has a few surprises of extra space in store. Neatly maintained, this appealing gem features a north facing living and dining room, tiled family room opening to a tranquil paved courtyard garden, updated kitchen/meals, 2 double bedrooms (BIRs, main with additional WIR), central bathroom, separate toilet, laundry and a lined studio in the rear courtyard adjoining the extra long auto garage. Boasting ducted heating, evap cooling, ceiling fans & external blinds. Walk to Bay St cafes, shops, cinemas, train & beach.

Comparable Properties


1/21 Violet Cr BRIGHTON EAST 3187 (REI/VG) Agent Comments
**Price:** \$880,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** -**Property Type:** Townhouse (Res)
2/42 Union St BRIGHTON EAST 3187 (REI/VG) Agent Comments
**Price:** \$860,000**Method:** Auction Sale**Date:** 05/05/2018**Rooms:** -**Property Type:** Unit
1/900 Hampton St BRIGHTON 3186 (REI/VG) Agent Comments
**Price:** \$790,000**Method:** Sold Before Auction**Date:** 22/03/2018**Rooms:** -**Property Type:** Unit