

Graham Black 9596 1111 0400 381 217 gblack@hodges.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	23 Lansdown Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,800,000	&	\$1,890,000
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Median sale price

Median price	\$1,925,000	Hou	ise X	Unit		Suburb	Brighton East
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	27 Flizabeth St BRIGHTON FAST 3187	\$2,000,000	19/04/2017

1	27 Elizabeth St BRIGHTON EAST 3187	\$2,000,000	19/04/2017
2	37 Union St BRIGHTON EAST 3187	\$1,900,000	20/05/2017
3	6 Coronation St BRIGHTON EAST 3187	\$1,640,000	22/04/2017

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 \$1,800,000 - \$1,890,000 **Median House Price** June quarter 2017: \$1,925,000





Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties

27 Elizabeth St BRIGHTON EAST 3187 (VG)





Price: \$2,000,000 Method: Sale Date: 19/04/2017

Rooms: -

Property Type: House (Res) Land Size: 673 sqm approx

37 Union St BRIGHTON EAST 3187 (REI)





Price: \$1,900,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: House (Res) Land Size: 608 sqm approx

6 Coronation St BRIGHTON EAST 3187 (REI/VG)







Price: \$1,640,000 Method: Auction Sale Date: 22/04/2017

Rooms: -

Property Type: House Land Size: 595 sqm approx

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Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.