

## 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 23 Lansdown Street, Brighton East Vic 3187

#### Indicative selling price

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

Range between \$1,800,000 & \$1,890,000

#### Median sale price

Median price \$1,925,000 House 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.

	Address of comparable property	Price	Date of sale
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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3   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

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

## Comparable Properties

27 Elizabeth St BRIGHTON EAST 3187 (VG)   **Agent Comments**

4   -   -

**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)   **Agent Comments**

4   2   2

**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)   **Agent Comments**

3   1   1

**Price:** \$1,640,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 595 sqm approx