

## 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	87 Male Street, Brighton Vic 3186
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#### Indicative selling price

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

Single price

#### Median sale price

Median price	<input type="text" value="\$2,850,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Brighton"/>
Period - From	<input type="text" value="01/04/2018"/>	to	<input type="text" value="30/06/2018"/>	Source	<input type="text" value="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	137 Male St BRIGHTON 3186	\$2,350,000	09/04/2018
2	10 Rooding St BRIGHTON 3186	\$2,250,000	16/05/2018
3	12 Baker St BRIGHTON 3186	\$2,240,000	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.

Kate Strickland  
03 9832 1133  
0400 125 946

kate.strickland@marshallwhite.com.au

**Indicative Selling Price**

\$2,295,000

**Median House Price**

June quarter 2018: \$2,850,000



 4    2    2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 476 sqm approx

Agent Comments

## Comparable Properties



**137 Male St BRIGHTON 3186 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 09/04/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 394 sqm approx



**10 Rooding St BRIGHTON 3186 (REI)**

Agent Comments

 4    2    2

**Price:** \$2,250,000

**Method:** Sold Before Auction

**Date:** 16/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**12 Baker St BRIGHTON 3186 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$2,240,000

**Method:** Sold Before Auction

**Date:** 22/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 524 sqm approx