# 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	5 Amber Close, Brighton Vic 3186
Including suburb and	
postcode	

# Indicative selling price

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

Range between	\$2,500,000	&	\$2,750,000

### Median sale price

Median price	\$2,600,000	Hou	ıse X	Unit		Suburb	Brighton
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.

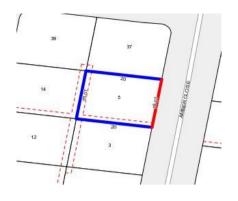
Ad	dress of comparable property	Price	Date of sale
1	12 Osborne CI BRIGHTON 3186	\$2,750,000	20/04/2017
2	15 Loller St BRIGHTON 3186	\$2,517,500	15/03/2017
3	12 Lawrence St BRIGHTON 3186	\$2,500,000	12/08/2017

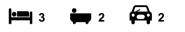
#### OR

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.









Property Type: House (Res) Land Size: 320 sqm approx

**Agent Comments** 

This property is a renovated 3-bedroom/2-bathroom house on approx. 320sqm with double garage, master with en-suite, open-plan kitchen/meals area, spacious formal lounge and dining, large rear courtyard and landscaped gardens.

# Comparable Properties



# 12 Osborne CI BRIGHTON 3186 (REI)

Price: \$2,750,000 Method: Private Sale Date: 20/04/2017

Rooms: -

Property Type: House (Res)

#### **Agent Comments**

Single-level, 3-bedroom/1-bathroom house in a quiet court location.

**Indicative Selling Price** \$2,500,000 - \$2,750,000 **Median House Price** 

June guarter 2017: \$2,600,000



#### 15 Loller St BRIGHTON 3186 (REI)





Price: \$2,517,500

Method: Sold Before Auction

Date: 15/03/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 311 sqm approx

#### Agent Comments

3-bedroom/3-bathroom townhouse on approx. 311sqm.









Price: \$2,500,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: House (Res)

#### Agent Comments

4-bedroom/2-bathroom house on approx. 355sqm.

Generated: 30/08/2017 15:07

Account - Harcourts in Brighton | P: 03 9596 8188



