

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

5 Amber Close, Brighton Vic 3186

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 House 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.

	Address 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.~~

5 Amber Close, Brighton Vic 3186



3 2 2

Rooms: 5
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.

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

June quarter 2017: \$2,600,000

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.



15 Loller St BRIGHTON 3186 (REI)

3 3 2

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.



12 Lawrence St BRIGHTON 3186 (REI)

4 2 2

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.