

11/32 Outer Crescent, Brighton Vic 3186



 3  2.5  4

Rooms:
Property Type: Apartment
Agent Comments

The total internal and external areas on title equal approx. 454sqm.

Indicative Selling Price
\$3,200,000 - \$3,400,000
Median House Price
June quarter 2017: \$2,600,000

Comparable Properties

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. The estate agent believes that due to the large 3/4 bedroom single storey penthouse style apartment with lift and the included 4 car spaces, there are no comparable sales in the past 6-12 months. As such, we have referred to market evidence outside these guidelines including a bank valuation to assist us placing an estimated selling price on this property.

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

11/32 Outer Crescent, Brighton Vic 3186

Indicative selling price

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

Range between \$3,200,000

&

\$3,400,000

Median sale price

Median price \$2,600,000

House X

Suburb Brighton

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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.