

## 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

22 St Andrews Street, Brighton Vic 3186

#### Indicative selling price

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

Range between

\$3,300,000

&

\$3,500,000

#### Median sale price

Median price

\$2,850,000

House

X

Unit

Suburb

Brighton

Period - From

01/04/2018

to

30/06/2018

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	1c Lindsay St BRIGHTON 3186	\$3,900,000	14/02/2018
2	69 Outer Cr BRIGHTON 3186	\$3,550,000	03/03/2018
3	11 Maher St BRIGHTON 3186	\$3,500,000	16/06/2018

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.



4 3.5 4

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**

\$3,300,000 - \$3,500,000

**Median House Price**

June quarter 2018: \$2,850,000

## Comparable Properties

1c Lindsay St BRIGHTON 3186 (VG)

Agent Comments

3 - -

**Price:** \$3,900,000

**Method:** Sale

**Date:** 14/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 169 sqm approx



69 Outer Cr BRIGHTON 3186 (REI)

Agent Comments

3 2 2

**Price:** \$3,550,000

**Method:** Private Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 310 sqm approx



11 Maher St BRIGHTON 3186 (REI)

Agent Comments

4 3 3

**Price:** \$3,500,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** -

**Property Type:** House (Res)