

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 | 278 St Kilda Street, Brighton Vic 3186 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$2,50 | 00,000 | & | \$2,750,000 |
|----------------------|--------|---|-------------|
|----------------------|--------|---|-------------|

Median sale price

| Median price | \$2,600,000 | Hou | ise 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 14 Campbell St BRIGHTON 3186 | \$2,907,000 | 25/03/2017 |
| 2 | 433 New St BRIGHTON 3186 | \$2,800,000 | 13/05/2017 |
| 3 | 15 Rooding St BRIGHTON 3186 | \$2,550,000 | 24/02/2017 |

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.

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Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$2,500,000 - \$2,750,000 **Median House Price** June quarter 2017: \$2,600,000

Comparable Properties



14 Campbell St BRIGHTON 3186 (REI)





Price: \$2,907,000 Method: Auction Sale Date: 25/03/2017

Rooms: -

Property Type: House (Res) Land Size: 608 sqm approx

Agent Comments













Price: \$2,800,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: House (Res) Land Size: 496 sqm approx

Agent Comments









Agent Comments



Method: Sold Before Auction

Date: 24/02/2017 Rooms: 6

Property Type: House (Res) Land Size: 575 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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