

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	44 Meek St BRIGHTON 3186	\$2,260,000	26/08/2017
2	2/160 Church St BRIGHTON 3186	\$2,020,000	19/08/2017
3	1/119 Roslyn St BRIGHTON 3186	\$1,951,000	08/03/2017

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.



3 2.5 2

Rooms:

Property Type: Townhouse

Land Size: 366 sqm approx

Agent Comments

Indicative Selling Price

\$1,955,000 - \$2,150,500

Median House Price

June quarter 2017: \$2,600,000

Comparable Properties



44 Meek St BRIGHTON 3186 (REI)

Agent Comments

3 3 2

Price: \$2,260,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: Townhouse (Res)



2/160 Church St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$2,020,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: Townhouse (Res)



1/119 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,951,000

Method: Private Sale

Date: 08/03/2017

Rooms: -

Property Type: Townhouse (Res)