

## 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

12/17-21 Landcox Street, Brighton East Vic 3187

## Indicative selling price

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

Single price \$1,895,000

## Median sale price

Median price \$1,880,000

House

X

Unit

Suburb

Brighton East

Period - From 01/10/2017

to

31/12/2017

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	1/13 Carrington Gr BRIGHTON EAST 3187	\$1,900,000	12/08/2017
2	2/103 Martin St BRIGHTON 3186	\$1,800,000	01/11/2017
3	13 Hansen St BRIGHTON EAST 3187	\$1,760,000	02/12/2017

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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**Indicative Selling Price**

\$1,895,000

**Median House Price**

December quarter 2017: \$1,880,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**1/13 Carrington Gr BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**



**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 267 sqm approx



**2/103 Martin St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 01/11/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 395 sqm approx



**13 Hansen St BRIGHTON EAST 3187 (REI)**

**Agent Comments**



**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** Townhouse (Res)