

## 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	23 Comer Street, Brighton East Vic 3187
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#### Indicative selling price

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

Range between	\$2,100,000	&	\$2,300,000
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#### Median sale price

Median price	\$2,200,000	House	X	Unit		Suburb	Brighton East
Period - From	01/01/2018	to	31/03/2018	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	9 Garden Av BRIGHTON EAST 3187	\$2,280,000	19/05/2018
2	12a Comer St BRIGHTON EAST 3187	\$2,205,000	25/03/2018
3	5 Killeen Av BRIGHTON EAST 3187	\$2,100,000	29/05/2018

**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.



5   3   2

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,100,000 - \$2,300,000  
**Median House Price**  
March quarter 2018: \$2,200,000

## Comparable Properties



**9 Garden Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,280,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 758 sqm approx



**12a Comer St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,205,000  
**Method:** Auction Sale  
**Date:** 25/03/2018  
**Rooms:** -  
**Property Type:** House (Res)



**5 Killeen Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 29/05/2018  
**Rooms:** -  
**Property Type:** House