

## 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

137B Marriage Road, 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)

Range between

\$1,550,000

&

\$1,650,000

#### Median sale price

Median price

\$1,925,000

House

X

Unit

Suburb

Brighton East

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.

	Address of comparable property	Price	Date of sale
1	119 Marriage Rd BRIGHTON EAST 3187	\$1,760,000	13/05/2017
2	62 Glencairn Av BRIGHTON EAST 3187	\$1,700,000	09/08/2017
3	15c Summerhill Rd BRIGHTON EAST 3187	\$1,600,000	25/03/2017

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.



4   2   2

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

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
June quarter 2017: \$1,925,000

## Comparable Properties



119 Marriage Rd BRIGHTON EAST 3187 (REI)   Agent Comments

3   2   4

**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House



62 Glencairn Av BRIGHTON EAST 3187 (REI)   Agent Comments

3   2   2

**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 09/08/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



15c Summerhill Rd BRIGHTON EAST 3187 (REI/VG)   Agent Comments

4   3   2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)