

Graham Black 9596 1111 0400 381 217 gblack@hodges.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	6 Aralee Place, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,360,000

Median sale price

Median price	\$2,200,000	Hou	ise 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.

Ad	dress of comparable property	Price	Date of sale
1	3b Thomas St BRIGHTON EAST 3187	\$1,340,000	19/05/2018
2	137b Marriage Rd BRIGHTON EAST 3187	\$1,305,000	07/02/2018
3	4b Pleasance St BENTLEIGH 3204	\$1,250,000	14/04/2018

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.

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Indicative Selling Price \$1,360,000 Median House Price March quarter 2018: \$2,200,000





Rooms

Property Type: Townhouse (Res) **Land Size:** 192 sqm approx

Agent Comments

Comparable Properties



3b Thomas St BRIGHTON EAST 3187 (REI)

— 3



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Price: \$1,340,000 **Method:** Auction Sale **Date:** 19/05/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



137b Marriage Rd BRIGHTON EAST 3187

(REI/VG)

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2

Price: \$1,305,000 Method: Private Sale Date: 07/02/2018

Rooms: 7

Property Type: Townhouse (Res) **Land Size:** 363 sqm approx

Agent Comments

Agent Comments



4b Pleasance St BENTLEIGH 3204 (REI/VG)

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Price: \$1,250,000 **Method:** Auction Sale **Date:** 14/04/2018

Rooms: 7

Property Type: Townhouse (Res) **Land Size:** 341 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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