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

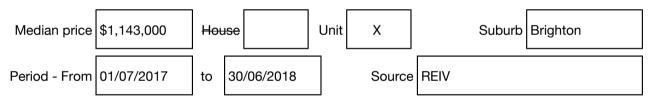
2/13 Parliament Street, Brighton Vic 3186

Indicative selling price

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

Single price \$865,000

Median sale price



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	7/149 Male St BRIGHTON 3186	\$875,000	04/06/2018
2	2/42 Union St BRIGHTON EAST 3187	\$860,000	05/05/2018
3	13/26 Warleigh Gr BRIGHTON 3186	\$840,000	18/04/2018

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.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

Generated: 13/08/2018 15:42

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.

につ MARSHALLWHITE





Rooms: Property Type: Unit Agent Comments

Dahli Woosnam 9832 1199 0435 505 309 dahli.woosnam@marshallwhite.com.au

> **Indicative Selling Price** \$865,000 **Median Unit Price** Year ending June 2018: \$1,143,000

Comparable Properties



7/149 Male St BRIGHTON 3186 (VG)



Price: \$875,000 Method: Sale Date: 04/06/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



2/42 Union St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$860,000 Method: Auction Sale Date: 05/05/2018 Rooms: -Property Type: Unit

13/26 Warleigh Gr BRIGHTON 3186 (REI/VG)



Agent Comments

Agent Comments



Price: \$840.000 Method: Private Sale Date: 18/04/2018 Rooms: -Property Type: Apartment

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

Generated: 13/08/2018 15:42





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.