

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
10 Seymour Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$3,700,000 & \$4,070,000

Median sale price

Median price \$2,725,000 House Unit Suburb Brighton

Period - From 01/01/2017 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	4 Well St BRIGHTON 3186	\$4,125,000	02/09/2017
2	35 Plantation Av BRIGHTON EAST 3187	\$3,900,000	12/09/2017
3	19 Bolton Av HAMPTON 3188	\$3,700,000	28/12/2017

OR

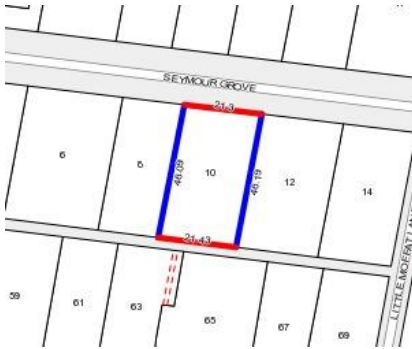
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price
\$3,700,000 - \$4,070,000

Median House Price
Year ending December 2017: \$2,725,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



4 Well St BRIGHTON 3186 (REI)

Agent Comments



Price: \$4,125,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 616 sqm approx



35 Plantation Av BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$3,900,000
Method: Private Sale
Date: 12/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 640 sqm approx



19 Bolton Av HAMPTON 3188 (REI)

Agent Comments



Price: \$3,700,000
Method: Private Sale
Date: 28/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 1091 sqm approx