

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	2/66 Male Street, Brighton Vic 3186
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Indicative selling price

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

Range between	\$1,950,000	&	\$2,145,000
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Median sale price

Median price	\$1,210,000	House		Unit	X	Suburb	Brighton
Period - From	01/04/2017	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	1 James St BRIGHTON 3186	\$2,080,000	07/04/2018
2	30b Pine St BRIGHTON EAST 3187	\$1,985,000	09/02/2018
3	134a Male St BRIGHTON 3186	\$1,975,000	13/03/2018

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.

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median Unit Price

Year ending March 2018: \$1,210,000



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  2
  2

Rooms:**Property Type:** Townhouse (Res)

Agent Comments

Showcasing a considered open plan design, stylish luxury, exemplary detailing, and a convenient location in the heart of Brighton, this architect designed and built residence offers a stellar opportunity to seize a piece of the contemporary Bayside life. This low-maintenance residence has 28 squares (approx.) of living space, including basement. A thoughtful floorplan, excellent quality and detailing throughout, european oak floors, stone benchtops, the kitchen is fully-equipped with a large island bench, butler's pantry, and premium appliances.

Comparable Properties

**1 James St BRIGHTON 3186 (REI)**

Agent Comments

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Price: \$2,080,000**Method:** Auction Sale**Date:** 07/04/2018**Rooms:** 6**Property Type:** Townhouse (Res)**Land Size:** 518 sqm approx**30b Pine St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

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Price: \$1,985,000**Method:** Sold Before Auction**Date:** 09/02/2018**Rooms:** -**Property Type:** Townhouse (Res)**134a Male St BRIGHTON 3186 (REI)**

Agent Comments

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  2
  2

Price: \$1,975,000**Method:** Private Sale**Date:** 13/03/2018**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 350 sqm approx