

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of the										ents Act 1980
Property offer	ed for s	sale									
Address Including suburb and postcode		5B Lysander Street, Brighton East Vic 3187									
Indicative sell	ing pric	e									
For the meaning	of this p	orice see	cons	sumer.vic.gov	∕.au/ι	ınde	erquoting				
Range between \$1,500		0,000		&		\$1,650,000					
Median sale p	rice										
Median price	ledian price \$2,200,000		Hou	se X	Ur	nit [Suburb	Bri	ghton East
Period - From	Period - From 01/01/2018		to	to 31/03/2018			Source		IV		
Comparable p	roperty	sales	(*Del	ete A or B	belo	w a	s applica	ble))		
months		estate a						•	roperty for sale to be most cor		
Address of comparable property									Price		Date of sale
1											
2											
3											
OR											

В* 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.

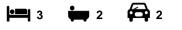




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Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** March quarter 2018: \$2,200,000

Comparable Properties



12 Gillard St BRIGHTON EAST 3187 (REI/VG)

=3

6

Price: \$1,610,000 Method: Private Sale Date: 19/04/2018

Rooms: 6

Property Type: House (Res) Land Size: 270 sqm approx



3 Denton St BRIGHTON EAST 3187 (REI)

Price: \$1,610,000

Method: Sold Before Auction

Date: 20/05/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 298 sqm approx

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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Agent Comments

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