

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

#### Property offered for sale

Address Including suburb and postcode

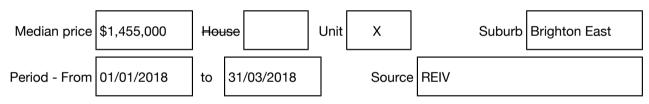
2/119 Thomas Street, Brighton East Vic 3187

#### Indicative selling price

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

 Range between
 \$1,200,000
 &
 \$1,300,000

#### 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	3b Thomas St BRIGHTON EAST 3187	\$1,340,000	19/05/2018
2	4b Pleasance St BENTLEIGH 3204	\$1,250,000	14/04/2018
3	13 Beech St CAULFIELD SOUTH 3162	\$1,213,000	02/06/2018

#### 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 - Hodges | P: 03 9596 1111 | F: 03 9596 7139

propertydata

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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.







Rooms: Property Type: Strata Unit/Flat Agent Comments Graham Black 9596 1111 0400 381 217 gblack@hodges.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price March quarter 2018: \$1,455,000

## **Comparable Properties**



3b Thomas St BRIGHTON EAST 3187 (REI)



Price: \$1,340,000 Method: Auction Sale Date: 19/05/2018 Rooms: -Property Type: Townhouse (Res)



4b Pleasance St BENTLEIGH 3204 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,250,000 Method: Auction Sale Date: 14/04/2018 Rooms: 7 Property Type: Townhouse (Res) Land Size: 341 sqm approx



13 Beech St CAULFIELD SOUTH 3162 (REI)



Price: \$1,213,000 Method: Auction Sale Date: 02/06/2018 Rooms: 4 Property Type: House - Semi-detached Land Size: 300 sqm approx

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