

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

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) **Agent Comments**



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**



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) **Agent Comments**



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