

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

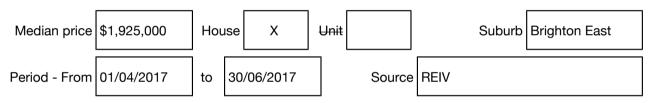
S 5a Churchill Court, Brighton East Vic 3187 d e

Indicative selling price

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

Range between	\$2,200,000	&	\$2,420,000
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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	15 Loller St BRIGHTON 3186	\$2,517,500	15/03/2017
2	16b Comer St BRIGHTON EAST 3187	\$2,350,000	17/03/2017
3	1/15 Thomas St HAMPTON 3188	\$2,250,000	30/05/2017

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.

Account - Follett & Co. | P: 03 95989111

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: Townhouse Agent Comments Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

Indicative Selling Price \$2,200,000 - \$2,420,000 Median House Price June quarter 2017: \$1,925,000

Comparable Properties



15 Loller St BRIGHTON 3186 (REI)



Price: \$2,517,500 Method: Sold Before Auction Date: 15/03/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 311 sqm approx Agent Comments



16b Comer St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$2,350,000 Method: Sold Before Auction Date: 17/03/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 406 sqm approx



1/15 Thomas St HAMPTON 3188 (REI)

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Agent Comments

Price: \$2,250,000 Method: Private Sale Date: 30/05/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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