

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	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.

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



 4  3  6

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



15 Loller St BRIGHTON 3186 (REI)

Agent Comments

 3  3  2

Price: \$2,517,500

Method: Sold Before Auction

Date: 15/03/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 311 sqm approx



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

 4  3  1

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)

Agent Comments

 3  2  2

Price: \$2,250,000

Method: Private Sale

Date: 30/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)