#### 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	385 New Street, Brighton Vic 3186
postcode	

#### Indicative selling price

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

Single Price \$2,075,000

## Median sale price

Median price	\$2,906,000	Н	ouse X	Subi	urb Brighton
Period - From	01/01/2017	to	31/03/2017	Source	REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Hayball Ct BRIGHTON 3186	\$2,415,000	20/05/2017
3/1 Thomson St BRIGHTON 3186	\$2,170,000	16/05/2017
2 Campbell St BRIGHTON 3186	\$2,153,500	20/02/2017













Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** March quarter 2017: \$2,906,000

# Comparable Properties



3 Hayball Ct BRIGHTON 3186 (REI)







Price: \$2,415,000 Method: Auction Sale Date: 20/05/2017

Rooms: 7

Property Type: House (Res) Land Size: 450 sqm

**Agent Comments** 



3/1 Thomson St BRIGHTON 3186 (REI)







Agent Comments

Price: \$2,170,000 Method: Private Sale Date: 16/05/2017 Rooms: -

Property Type: House

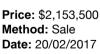
2 Campbell St BRIGHTON 3186 (VG)







**Agent Comments** 



Rooms: -

Property Type: House (Res)

Account - Kay & Burton | P: 03 9592 6522 | F: 03 9592 6566





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