

## 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

385 New Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$2,075,000

#### Median sale price

Median price

\$2,906,000

House

X

Suburb

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

385 New Street, Brighton Vic 3186



 4    3    2

**Rooms:**  
**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)**

**Agent Comments**

 4    3    2

**Price:** \$2,415,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 450 sqm



**3/1 Thomson St BRIGHTON 3186 (REI)**

**Agent Comments**

 4    2    2

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



**2 Campbell St BRIGHTON 3186 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$2,153,500  
**Method:** Sale  
**Date:** 20/02/2017  
**Rooms:** -  
**Property Type:** House (Res)