

## 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 8/17-21 Landcox Street, Brighton East Vic 3187

#### Indicative selling price

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

Single price \$1,710,000

#### Median sale price

Median price \$1,900,000 House X Unit Suburb Brighton East

Period - From 01/04/2017 to 31/03/2018 Source REIV

#### 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	1/103 Martin St BRIGHTON 3186	\$1,850,000	17/03/2018
2	15b Summerhill Rd BRIGHTON EAST 3187	\$1,800,000	24/02/2018
3	13 Hansen St BRIGHTON EAST 3187	\$1,760,000	02/12/2017

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.

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### 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

11/17-19 Landcox Street, Brighton East Vic 3187
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#### Indicative selling price

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

Single price

#### 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	10/19 Landcox St BRIGHTON EAST 3187	\$1,975,000	15/01/2018
2	42a Shasta Av BRIGHTON EAST 3187	\$1,875,000	29/10/2017
3	15b Summerhill Rd BRIGHTON EAST 3187	\$1,800,000	24/02/2018

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.