

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	48 Middle Crescent, Brighton Vic 3186
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Indicative selling price

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

Range between	\$4,100,000	&	\$4,500,000
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Median sale price

Median price	\$1,210,000	House		Unit	X	Suburb	Brighton
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		
2		
3		

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.

48 Middle Crescent, Brighton Vic 3186

FOLLETT & CO.

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Indicative Selling Price

\$4,100,000 - \$4,500,000

Median Unit Price

Year ending March 2018: \$1,210,000



3
+Study
2.5
3

Rooms:

Property Type: House

Agent Comments

Ready to inspire with breathtaking design and style elements from one of Australia's leading architects, and sitting in one of Brighton's most exclusive and premier streets, this ultra-spacious, bespoke, and utterly indulgent 3 bedrooms + study, 2.5 bathroom home will be an astounding residential feat. Acclaimed Mckimm are the designers behind this incredible dual level residence. Mckimm's ethos of delivering homes that are functional and luxurious while also promising stunning attention to detail is clearly evident with this lavish offering.

Comparable Properties

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