

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 2/103 Martin Street Brighton

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,700,000 & \$1,870,000

#### Median sale price

Median price: \$1,300,000 House Suburb: Brighton  
Period - From: 01/12/2016 to 01/03/2017 Source: PDOL

#### Comparable property sales

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.



#### 19b Brickwood St BRIGHTON

4 3 2

**Sold by Auction** \$2,500,000  
**Date Sold** Apr 2017  
**Land** 305 SqM



#### 152a Cochrane St BRIGHTON

4 2 2

Architecturally designed for all-day sun and impeccably renovated for today's leading-edge style this is where

**Sold by Auction** \$1,830,000  
**Date Sold** Dec 2016  
**Land** 436 SqM



#### 2 Bridge St BRIGHTON

3 2 2

**Sold by Private Sale** \$1,750,000  
**Date Sold** Nov 2016  
**Land** 440 SqM