

## 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

3 Bleazby Avenue, Brighton Vic 3186

#### Indicative selling price

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

Range between

\$3,100,000

&

\$3,410,000

#### Median sale price

Median price

\$2,460,000

House

X

Unit

Suburb

Brighton

Period - From

01/01/2018

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	105-107 New St BRIGHTON 3186	\$3,350,000	05/05/2018
2	38 Montclair Av BRIGHTON 3186	\$3,225,000	12/05/2018
3	184 Were St BRIGHTON EAST 3187	\$3,125,000	29/12/2017

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.

**Indicative Selling Price**

\$3,100,000 - \$3,410,000

**Median House Price**

March quarter 2018: \$2,460,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**105-107 New St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$3,350,000

**Method:** Auction Sale

**Date:** 05/05/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 982 sqm approx



**38 Montclair Av BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$3,225,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 733 sqm approx



**184 Were St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$3,125,000

**Method:** Private Sale

**Date:** 29/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 678 sqm approx