

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

76 Champion Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,995,000

Median sale price

Median price \$2,600,000

House

X

Unit

Suburb Brighton

Period - From 01/04/2017

to 30/06/2017

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	15 Whyte St BRIGHTON 3186	\$2,266,000	04/03/2017
2	5a Hall St BRIGHTON 3186	\$2,020,000	17/06/2017
3	101 Male St BRIGHTON 3186	\$1,935,000	03/06/2017

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.~~

76 Champion Street, Brighton Vic 3186

Ross Walker
9592 9299
0425 836 613
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3 2 1

Rooms:
Property Type: House (Res)
Land Size: 458 sqm approx
Agent Comments

Indicative Selling Price
\$1,995,000
Median House Price
June quarter 2017: \$2,600,000

Comparable Properties



15 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,266,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 450 sqm approx



5a Hall St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,020,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)



101 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 1

Price: \$1,935,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 420 sqm approx