

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	524 New Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$2,800,000

Median sale price

Median price	\$2,650,000	Hou	ıse	Х	Unit		Suburb	Brighton
Period - From	01/07/2017	to	30/	09/2017		Source	REIV	

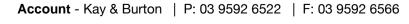
Comparable property sales (*Delete A or B below as applicable)

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		
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.







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Rooms:

Property Type: House Land Size: 406 sqm approx

Agent Comments

Indicative Selling Price \$3,250,000 **Median House Price** September quarter 2017: \$2,650,000

Comparable Properties



497 St Kilda St ELWOOD 3184 (REI/VG)



Price: \$3,210,000 Method: Auction Sale Date: 03/06/2017

Rooms: 8

Property Type: House (Res) Land Size: 507 sqm approx

Agent Comments

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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