

## 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

31 Shasta Avenue, Brighton East Vic 3187

#### Indicative selling price

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

Range between

\$2,500,000

&

\$2,650,000

#### Median sale price

Median price

\$1,925,000

House

X

Unit

Suburb

Brighton East

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	58 Dendy St BRIGHTON 3186	\$2,760,000	17/06/2017
2	9 Baird St BRIGHTON EAST 3187	\$2,720,000	24/06/2017
3	26 Welwyn Av BRIGHTON EAST 3187	\$2,585,000	29/06/2017

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.

Kate Strickland  
03 9832 1133  
0400 125 946

kate.strickland@marshallwhite.com.au

**Indicative Selling Price**

\$2,500,000 - \$2,650,000

**Median House Price**

June quarter 2017: \$1,925,000



4   2   3

**Rooms:**

**Property Type:** House

**Land Size:** 604 sqm approx

Agent Comments

## Comparable Properties



**58 Dendy St BRIGHTON 3186 (REI)**

Agent Comments

4   3   2

**Price:** \$2,760,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House (Res)



**9 Baird St BRIGHTON EAST 3187 (REI)**

Agent Comments

4   3   2

**Price:** \$2,720,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 786 sqm approx



**26 Welwyn Av BRIGHTON EAST 3187 (REI)**

Agent Comments

4   3   2

**Price:** \$2,585,000

**Method:** Private Sale

**Date:** 29/06/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 650 sqm approx