

## 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 206/317 New Street, Brighton Vic 3186

#### Indicative selling price

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

Single price \$700,000

#### Median sale price

Median price \$1,212,500 House Unit X Suburb Brighton

Period - From 01/01/2017 to 31/12/2017 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	303/380 Bay St BRIGHTON 3186	\$755,000	11/10/2017
2	22/18 Warleigh Gr BRIGHTON 3186	\$700,000	10/01/2018
3	9/35 Normanby St BRIGHTON 3186	\$700,000	15/01/2018

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.



**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 68 sqm approx

**Agent Comments**

Innovative 2nd floor 2 bedroom + study 2 bathroom security apartment with custom storage, designer marble kitchen (Miele appliances), gorgeous living & dining, 4 balconies, security basement parking & storage. Lifestyle locale.

**Indicative Selling Price**  
\$700,000

**Median Unit Price**  
Year ending December 2017: \$1,212,500

## Comparable Properties



**303/380 Bay St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 11/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**22/18 Warleigh Gr BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 10/01/2018  
**Rooms:** -  
**Property Type:** Apartment



**9/35 Normanby St BRIGHTON 3186 (REI)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 15/01/2018  
**Rooms:** -  
**Property Type:** Unit