

## 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

2/32 Roslyn 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)

Range between \$850,000 & \$875,000

#### 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	9/72 Roslyn St BRIGHTON 3186	\$935,000	15/01/2018
2	33a Earlsfield Rd HAMPTON 3188	\$926,000	24/02/2018
3	1/21 Violet Cr BRIGHTON EAST 3187	\$880,000	24/02/2018

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.

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**Rooms:**  
**Property Type:** Townhouse  
(Single)  
Agent Comments

**Indicative Selling Price**  
\$850,000 - \$875,000  
**Median Unit Price**  
Year ending December 2017: \$1,212,500

## Comparable Properties



9/72 Roslyn St BRIGHTON 3186 (VG)

Agent Comments



**Price:** \$935,000  
**Method:** Sale  
**Date:** 15/01/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



33a Earlsfield Rd HAMPTON 3188 (REI)

Agent Comments



**Price:** \$926,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



1/21 Violet Cr BRIGHTON EAST 3187 (REI)

Agent Comments



**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)