

## 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 33b Centre Road, 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)

Single price \$1,795,000

#### Median sale price

Median price \$1,780,000 House  Unit  Suburb Brighton East

Period - From 01/10/2018 to 31/12/2018 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 | 34b Comer St BRIGHTON EAST 3187 | \$1,900,000 | 19/11/2018   |
| 2 | 38b Warleigh Gr BRIGHTON 3186   | \$1,895,000 | 08/11/2018   |
| 3 | 851a Hampton St BRIGHTON 3186   | \$1,825,000 | 13/11/2018   |

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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### Single residential property located in the Melbourne metropolitan area

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#### Property offered for sale

Address Including suburb and postcode 33a Centre Road, Brighton East Vic 3187

#### Indicative selling price

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Single price \$1,950,000

#### Median sale price

Median price \$1,950,000 House X Unit Suburb Brighton East

Period - From 01/01/2018 to 31/12/2018 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 | 1/58 William St BRIGHTON 3186   | \$1,900,000 | 27/09/2018   |
| 2 | 34b Comer St BRIGHTON EAST 3187 | \$1,900,000 | 19/11/2018   |
| 3 | 38b Warleigh Gr BRIGHTON 3186   | \$1,895,000 | 08/11/2018   |

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.~~