

### 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

Address 6/48 Wilson Street, Brighton Vic 3186 ourb and postcode

#### Indicative selling price

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

Range between \$865,000	&	\$890,000
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#### Median sale price

Median price	\$1,100,000	Hou	ISE	Unit	х	Suburb	Brighton
Period - From	01/10/2017	to	30/09/2018		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.

Ado	dress of comparable property	Price	Date of sale
1	5/48-50 Wilson St BRIGHTON 3186	\$986,000	13/10/2018
2	5/76 Whyte St BRIGHTON 3186	\$930,000	10/11/2018
3	3/343 St Kilda St BRIGHTON 3186	\$923,000	24/11/2018

#### 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.

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

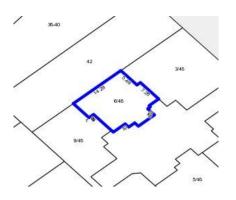


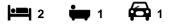


## 6/48 Wilson Street, Brighton Vic 3186



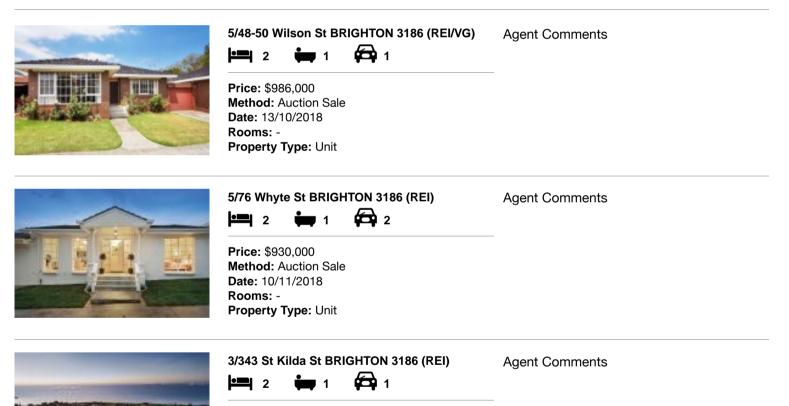
Simone Chin 0403 857 266 simone@nickjohnstone.com.au





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$865,000 - \$890,000 Median Unit Price Year ending September 2018: \$1,100,000

# **Comparable Properties**



Price: \$923,000 Method: Auction Sale Date: 24/11/2018 Rooms: -Property Type: Unit

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