

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

112 Dendy Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,300,000

&

\$3,630,000

Median sale price

Median price \$2,725,000

House

X

Unit

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	35 Windermere Cr BRIGHTON 3186	\$3,600,000	28/10/2017
2	3 Adamson St BRIGHTON 3186	\$3,350,000	19/10/2017
3	78 Glencairn Av BRIGHTON EAST 3187	\$3,320,000	18/11/2017

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.



4 3 2

Rooms:
Property Type: House (Res)
Land Size: 840 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,630,000
Median House Price
Year ending December 2017: \$2,725,000

Comparable Properties



35 Windermere Cr BRIGHTON 3186 (REI)

Agent Comments

5 3 2

Price: \$3,600,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 9
Property Type: House (Res)
Land Size: 652 sqm approx



3 Adamson St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$3,350,000
Method: Private Sale
Date: 19/10/2017
Rooms: 9
Property Type: House (Res)
Land Size: 635 sqm approx



78 Glencairn Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 4

Price: \$3,320,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)