

## 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	1/722 Hawthorn 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)

Range between	\$670,000	&	\$737,000
---------------	-----------	---	-----------

### Median sale price

Median price	\$1,205,000	House		Unit	X	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	7/15-17 Cochrane St BRIGHTON 3186	\$725,000	21/11/2018
2	4/22 Marara Rd CAULFIELD SOUTH 3162	\$720,000	24/02/2019
3	2/2a Rogers Av BRIGHTON EAST 3187	\$670,000	01/12/2018

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:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**7/15-17 Cochrane St BRIGHTON 3186 (REI/VG)** Agent Comments



**Price:** \$725,000

**Method:** Private Sale

**Date:** 21/11/2018

**Rooms:** -

**Property Type:** Apartment



**4/22 Marara Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments



**Price:** \$720,000

**Method:** Auction Sale

**Date:** 24/02/2019

**Rooms:** -

**Property Type:** Unit



**2/2a Rogers Av BRIGHTON EAST 3187 (REI/VG)**

Agent Comments



**Price:** \$670,000

**Method:** Auction Sale

**Date:** 01/12/2018

**Rooms:** 3

**Property Type:** Apartment