

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

4/35 Union Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$895,000

&

\$984,500

Median sale price

Median price \$1,123,300

House

Unit

X

Suburb

Brighton East

Period - From 01/04/2018

to

30/06/2018

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	2/61 Clarence St ELSTERNWICK 3185	\$965,000	05/05/2018
2	24/149 Male St BRIGHTON 3186	\$930,000	30/06/2018
3	2/10 Pleasance St BENTLEIGH 3204	\$898,000	04/08/2018

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.

4/35 Union Street, Brighton East Vic 3187

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 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$895,000 - \$984,500
Median Unit Price
June quarter 2018: \$1,123,300

Comparable Properties



2/61 Clarence St ELSTERNWICK 3185 (REI/VG) Agent Comments

 2  1  2

Price: \$965,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Villa
Land Size: 343 sqm approx



24/149 Male St BRIGHTON 3186 (REI)

Agent Comments

 2  2  1

Price: \$930,000
Method: Private Sale
Date: 30/06/2018
Rooms: -
Property Type: Townhouse (Res)



2/10 Pleasance St BENTLEIGH 3204 (REI)

Agent Comments

 2  1  1

Price: \$898,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: Townhouse (Res)