

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 Valdemar Court, Brighton East Vic 3187

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,273,000

&

\$1,400,300

Median sale price

Median price \$1,498,750

House

X

Unit

Suburb

Brighton East

Period - From 01/04/2019

to

30/06/2019

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		
3		

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.



 3  2  2

Rooms:

Property Type: House

Agent Comments

Indicative Selling Price

\$1,273,000 - \$1,400,300

Median House Price

June quarter 2019: \$1,498,750

Comparable Properties

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.