

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 Snooks Court, Brighton Vic 3186

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$2,270,000 House X Unit Suburb Brighton

Period - From 01/07/2018 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.~~

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 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,145,000

Median House Price

September quarter 2018: \$2,270,000

Comparable Properties



17 Pearson St BRIGHTON 3186 (REI/VG)

Agent Comments

4 2 2

Price: \$2,180,000

Method: Expression of Interest

Date: 30/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 409 sqm approx

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.