

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

1/11 Grosvenor Street, Brighton Vic 3186

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$1,237,500

House

Unit

X

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	2/13 Parliament St BRIGHTON 3186	\$850,000	28/08/2018
2	3/43 Warleigh Gr BRIGHTON 3186	\$810,000	10/09/2018
3	4/17 Tennyson St BRIGHTON 3186	\$785,000	13/10/2018

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2/13 Parliament St BRIGHTON 3186 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000

Method: Private Sale

Date: 28/08/2018

Rooms: -

Property Type: Apartment

3/43 Warleigh Gr BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$810,000

Method: Sale

Date: 10/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/17 Tennyson St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$785,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Apartment