

## 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

62 Asling Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000

&

\$2,750,000

#### Median sale price

Median price \$2,552,500

House

X

Unit

Suburb Brighton

Period - From 01/04/2018

to

31/03/2019

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	4 Barkly St BRIGHTON 3186	\$2,720,000	25/05/2019
2	145 Male St BRIGHTON 3186	\$2,620,000	18/05/2019
3	164 Cochrane St BRIGHTON 3186	\$2,600,000	30/03/2019

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:** House (Previously Occupied - Detached)

**Land Size:** 799 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,700,000 - \$2,750,000

**Median House Price**

Year ending March 2019: \$2,552,500

## Comparable Properties



**4 Barkly St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$2,720,000

**Method:** Sold Before Auction

**Date:** 25/05/2019

**Rooms:** -

**Property Type:** House



**145 Male St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$2,620,000

**Method:** Auction Sale

**Date:** 18/05/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 808 sqm approx



**164 Cochrane St BRIGHTON 3186 (REI)**

Agent Comments



**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 554 sqm approx