

## 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 134 South Road, Brighton East Vic 3187

#### Indicative selling price

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

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

#### Median sale price

Median price \$1,780,000 House X Unit Suburb Brighton East

Period - From 01/10/2018 to 31/12/2018 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 | 59 Ludstone St HAMPTON 3188    | \$2,250,000 | 29/01/2019   |
| 2 | 3 Raynes Park Rd HAMPTON 3188  | \$2,100,000 | 11/12/2018   |
| 3 | 51 Earlsfield Rd HAMPTON 3188  | \$2,050,000 | 16/12/2018   |

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.



3 -

**Rooms:**  
**Property Type:** House - Terrace  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$2,145,000  
**Median House Price**  
December quarter 2018: \$1,780,000

## Comparable Properties



**59 Ludstone St HAMPTON 3188 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,250,000  
**Method:** Private Sale  
**Date:** 29/01/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 679 sqm approx



**3 Raynes Park Rd HAMPTON 3188 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 11/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 766 sqm approx



**51 Earlsfield Rd HAMPTON 3188 (REI)**

**Agent Comments**

3 2 2

**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 16/12/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 776 sqm approx