

Indicative Selling Price

\$4,600,000 - \$5,060,000

Median House Price

March quarter 2017: \$2,906,000



5 4 4

Rooms:

Property Type: House (Res)

Land Size: 850 sqm approx

Agent Comments

Comparable Properties



23 Kinane St BRIGHTON 3186 (REI)

Agent Comments

5 2 2

Price: \$5,530,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 9

Property Type: House (Res)

Land Size: 1279 sqm approx



12 Sussex St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 4

Price: \$4,650,000

Method: Private Sale

Date: 18/02/2017

Rooms: -

Property Type: House

Land Size: 849 sqm approx



3 Snooks Ct BRIGHTON 3186 (VG)

Agent Comments

5 - -

Price: \$4,100,000

Method: Sale

Date: 20/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 594 sqm approx

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
23 Kinane St BRIGHTON 3186	\$5,530,000	25/03/2017
12 Sussex St BRIGHTON 3186	\$4,650,000	18/02/2017
3 Snooks Ct BRIGHTON 3186	\$4,100,000	20/02/2017