



Property Type: House (Previously

Occupied - Detached) Land Size: 641 sqm **Agent Comments**

Indicative Selling Price \$2,350,000 - \$2,585,000 **Median House Price** March quarter 2017: \$2,906,000

Comparable Properties



12 May St BRIGHTON 3186 (REI)

4 2

Method: Auction Sale Date: 18/03/2017

Price: \$2.800.000

Rooms: 8

Property Type: House (Res) Land Size: 576 sqm

Agent Comments



17 Arthur Av BRIGHTON 3186 (REI)





Price: \$2,620,000 Method: Auction Sale Date: 18/02/2017

Rooms: -

Property Type: House (Res) Land Size: 614 sqm

Agent Comments



15 Cowper St BRIGHTON 3186 (VG)





Price: \$2,450,000 Method: Sale Date: 22/12/2016

Rooms: -

Property Type: House (Res) Land Size: 576 sqm

Agent Comments

Account - R T Edgar | P: 03 9592 9299 | F: 03 9592 8234





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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	20 Byron Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,350,000 & \$2,585,000

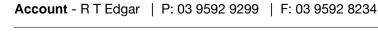
Median sale price

Median price	\$2,906,000	Н	ouse X	Su	ıburb	Brighton
Period - From	01/01/2017	to	31/03/2017	Source	REIV	′

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
12 May St BRIGHTON 3186	\$2,800,000	18/03/2017
17 Arthur Av BRIGHTON 3186	\$2,620,000	18/02/2017
15 Cowper St BRIGHTON 3186	\$2,450,000	22/12/2016







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