

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

53 Bay Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,700,000

&

\$2,970,000

Median sale price

Median price \$2,700,000

House

X

Unit

Suburb Brighton

Period - From 01/10/2017

to

31/12/2017

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	33 Asling St BRIGHTON 3186	\$2,968,000	30/11/2017
2	114 Cole St BRIGHTON 3186	\$2,710,000	24/02/2018
3	11 Black St BRIGHTON 3186	\$2,700,000	02/12/2017

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
Land Size: 500.586 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,970,000
Median House Price
December quarter 2017: \$2,700,000

Comparable Properties



33 Asling St BRIGHTON 3186 (REI)

Agent Comments

4 3 2

Price: \$2,968,000
Method: Private Sale
Date: 30/11/2017
Rooms: -
Property Type: House (Res)



114 Cole St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,710,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 550 sqm approx



11 Black St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,700,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 450 sqm approx