

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

March quarter 2017: \$1,840,000



3   2   2

**Rooms:**

**Property Type:** House

**Land Size:** 350 sqm approx

**Agent Comments**

Be single level savvy in this low maintenance, fully updated 3 bedroom + study 2 bathroom retreat, featuring a secluded front garden courtyard, 2 inviting living & dining zones, generous kitchen, private courtyard pockets & auto garage. Near Bay St.

## Comparable Properties



**114a Bay St BRIGHTON 3186 (REI)**

**Agent Comments**

2   2   1

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 201 sqm approx



**920 Hampton St BRIGHTON 3186 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 393 sqm approx



**1/112 Roslyn St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

2   2   2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** -

**Property Type:** Unit

**Land Size:** 329 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 7 Little Union Street, 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 \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$1,840,000 House X Suburb Brighton East  
 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
114a Bay St BRIGHTON 3186	\$1,230,000	25/02/2017
920 Hampton St BRIGHTON 3186	\$1,250,000	24/06/2017
1/112 Roslyn St BRIGHTON 3186	\$1,300,000	04/03/2017