

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

2/117 New Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,100,000

House

Unit

X

Suburb

Brighton

Period - From

01/10/2017

to

30/09/2018

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	2/13 Parliament St BRIGHTON 3186	\$850,000	28/08/2018
2	9/39-41 Holyrood St HAMPTON 3188	\$830,000	31/07/2018
3	1/900 Hampton St BRIGHTON 3186	\$790,000	22/03/2018

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.

2/117 New Street, Brighton Vic 3186



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending September 2018: \$1,100,000

Comparable Properties



2/13 Parliament St BRIGHTON 3186 (REI/VG) **Agent Comments**

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Price: \$850,000
Method: Private Sale
Date: 28/08/2018
Rooms: -
Property Type: Apartment

9/39-41 Holyrood St HAMPTON 3188 (REI/VG) **Agent Comments**

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Price: \$830,000
Method: Private Sale
Date: 31/07/2018
Rooms: -
Property Type: Unit



1/900 Hampton St BRIGHTON 3186 (REI/VG) **Agent Comments**

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Price: \$790,000
Method: Sold Before Auction
Date: 22/03/2018
Rooms: -
Property Type: Unit