

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 Blairgowrie Court, Brighton Vic 3186

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$2,700,000

House

X

Unit

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	40 Meek St BRIGHTON 3186	\$4,800,000	11/05/2018
2	74 Well St BRIGHTON 3186	\$4,200,000	13/06/2018
3	15a Halifax St BRIGHTON 3186	\$3,999,999	16/05/2018

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.



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Rooms:

Property Type: House (Res)

Land Size: 664.478 sqm approx

Agent Comments

Comparable Properties



40 Meek St BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$4,800,000

Method: Sale

Date: 11/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 673 sqm approx



74 Well St BRIGHTON 3186 (REI)

Agent Comments

- - -

Price: \$4,200,000

Method: Private Sale

Date: 13/06/2018

Rooms: -

Property Type: House (Res)



15a Halifax St BRIGHTON 3186 (REI/VG)

Agent Comments

4 4 2

Price: \$3,999,999

Method: Private Sale

Date: 16/05/2018

Rooms: 7

Property Type: House

Land Size: 662 sqm approx