

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 13 Edro Avenue, Brighton East Vic 3187

Indicative selling price

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

Range between \$4,400,000 & \$4,840,000

Median sale price

Median price \$1,880,000 House X Unit Suburb Brighton East

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	7 Dendy St BRIGHTON 3186	\$4,740,000	25/11/2017
2	31 Arthur Av BRIGHTON 3186	\$4,690,000	28/10/2017
3	31 Margarita St HAMPTON 3188	\$3,770,000	09/09/2017

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.



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Rooms:
Property Type: House
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
 \$4,400,000 - \$4,840,000
Median House Price
 December quarter 2017: \$1,880,000

Comparable Properties



7 Dendy St BRIGHTON 3186 (REI)

Agent Comments

4 3 4

Price: \$4,740,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 296 sqm approx



31 Arthur Av BRIGHTON 3186 (REI)

Agent Comments

4 4 2

Price: \$4,690,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 8
Property Type: House (Res)
Land Size: 920 sqm approx



31 Margarita St HAMPTON 3188 (REI)

Agent Comments

5 3 4

Price: \$3,770,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 754 sqm approx