

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 47a Montclair Avenue, Brighton Vic 3186

Indicative selling price

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

Single price \$2,500,000

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	8 Hector St BRIGHTON 3186	\$2,820,000	21/11/2018
2	11 Oak Gr BRIGHTON 3186	\$2,280,000	16/09/2018
3	36 Grandview Rd BRIGHTON 3186	\$2,276,000	18/06/2018

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
Land Size: 573 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000
Median House Price
Year ending September 2018: \$2,700,000

Comparable Properties



8 Hector St BRIGHTON 3186 (REI)

Agent Comments

5 3 1

Price: \$2,820,000
Method: Sold Before Auction
Date: 21/11/2018
Rooms: -
Property Type: House (Res)



11 Oak Gr BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,280,000
Method: Private Sale
Date: 16/09/2018
Rooms: -
Property Type: House
Land Size: 643 sqm approx



36 Grandview Rd BRIGHTON 3186 (RE/VG)

Agent Comments

4 2 2

Price: \$2,276,000
Method: Private Sale
Date: 18/06/2018
Rooms: -
Property Type: House
Land Size: 560 sqm approx