

## 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

1.12/7 Cowra Street, Brighton Vic 3186

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$490,000

**Median sale price**

Median price \$1,237,500

House

Unit

X

Suburb

Brighton

Period - From 01/07/2018

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.

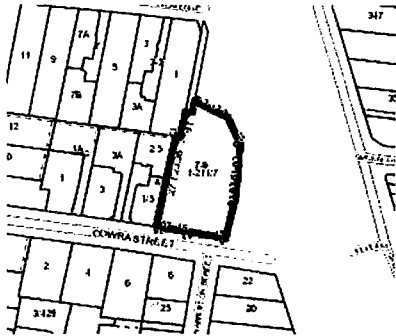
Address of comparable property		Price	Date of sale
1	205/26 Warleigh Gr BRIGHTON 3186	\$515,000	01/05/2018
2	121/380 Bay St BRIGHTON 3186	\$500,000	28/07/2018
3	206/380 Bay St BRIGHTON 3186	\$475,000	30/04/2018

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.

1.12/7 Cowra Street, Brighton Vic 3186

**NICK JOHNSTONE**  
*your personal agent*



Rooms:  
Property Type:  
Agent Comments

Indicative Selling Price  
\$490,000

Median Unit Price  
September quarter 2018: \$1,237,500

## Comparable Properties

205/26 Warleigh Gr BRIGHTON 3186 (VG)

Agent Comments



Price: \$515,000  
Method: Sale  
Date: 01/05/2018  
Rooms: -  
Property Type: Flat/Unit/Apartment (Res)

121/380 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$500,000  
Method: Auction Sale  
Date: 28/07/2018  
Rooms: -  
Property Type: Apartment  
Land Size: 4875 sqm approx

206/380 Bay St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$475,000  
Method: Private Sale  
Date: 30/04/2018  
Rooms: -  
Property Type: Apartment