



Indicative Selling Price \$830,000 - \$900,000 Median House Price June quarter 2017: \$1,925,000



**1** 3 **1** 2 **2** 2

Rooms:

Property Type: Townhouse

Agent Comments

# Comparable Properties



2/19 Hemming St BRIGHTON EAST 3187 (REI) Agent Comments

• · · ·

Price: \$880,000 Method: Auction Sale Date: 11/02/2017

Rooms: 4

Property Type: Unit

Land Size: 300 sqm approx



9a Mitchell St BENTLEIGH 3204 (REI)

1

**63** 2

Price: \$872,000 Method: Auction Sale Date: 25/03/2017

Rooms: 5

**Property Type:** Townhouse (Res) **Land Size:** 208 sqm approx



4/19 Thomas St BRIGHTON EAST 3187 (REI)

**4** 2

Date: 19/02/2017

**)** 1

Price: \$820,000
Method: Auction Sale

Rooms: 3 Property Type: Unit

Land Size: 115 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

Agent Comments



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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$830.000	&	\$900,000
90 201110011	4000,000	•	4000,000

#### Median sale price

Median price	\$1,925,000	H	ouse X	Su	ıburb	Brighton East
Period - From	01/04/2017	to	30/06/2017	Source	REIV	,

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/19 Hemming St BRIGHTON EAST 3187	\$880,000	11/02/2017
9a Mitchell St BENTLEIGH 3204	\$872,000	25/03/2017
4/19 Thomas St BRIGHTON EAST 3187	\$820,000	19/02/2017

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