



2
 1
 1

Rooms:
Property Type: House
Land Size: 265 sqm
 Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

March quarter 2017: \$2,906,000

In delightful cottage gardens, this freestanding 'turn of the century' period home is a sweetheart that's full of charm, grace and inviting space, featuring majestic 12ft ceilings, Kauri pine polished boards, 2 lovely living zones (OFP), 2 bedrooms (BIRs), updated kitchen, a paved area in English style gardens & parking. Metres to Bay St, Martin St & the train.

Comparable Properties



59 William St BRIGHTON 3186 (REI)

Agent Comments

2
 1
 2

Price: \$1,701,000
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House (Res)



44 William St BRIGHTON 3186 (REI/VG)

Agent Comments

2
 2
 2

Price: \$1,680,000
Method: Private Sale
Date: 14/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 404 sqm



5 Bridge St BRIGHTON 3186 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,650,000
Method: Auction Sale
Date: 12/11/2016
Rooms: 6
Property Type: House (Res)
Land Size: 362 sqm

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

23 Elm Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,906,000

House

X

Suburb

Brighton

Period - From 01/01/2017

to

31/03/2017

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
59 William St BRIGHTON 3186	\$1,701,000	25/02/2017
44 William St BRIGHTON 3186	\$1,680,000	14/11/2016
5 Bridge St BRIGHTON 3186	\$1,650,000	12/11/2016