

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 3/141 Centre Road, Brighton East Vic 3187

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$1,177,500 House Unit X Suburb Brighton East

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

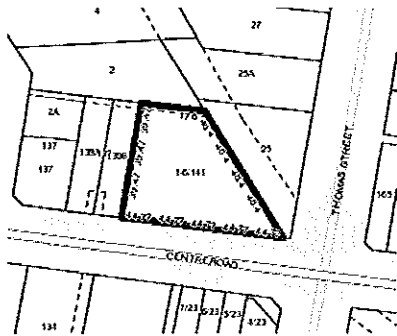
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/3 Gardenvale Rd CAULFIELD SOUTH 3162	\$585,000	09/09/2017
2	G04/16 Bent St BENTLEIGH 3204	\$581,000	09/02/2018
3	4/24 Thomas St BRIGHTON EAST 3187	\$561,000	26/08/2017

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.~~

3/141 Centre Road, Brighton East Vic 3187



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending December 2017: \$1,177,500

Comparable Properties



4/3 Gardenvale Rd CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 3
Property Type: Apartment



G04/16 Bent St BENTLEIGH 3204 (REI) Agent Comments



Price: \$581,000
Method: Private Sale
Date: 09/02/2018
Rooms: -
Property Type: Apartment



4/24 Thomas St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$561,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 4
Property Type: Apartment