

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

ss 5/48 Wilson Street, Brighton Vic 3186 nd de

Indicative selling price

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

Range between \$966,000	&	\$980,000
-------------------------	---	-----------

Median sale price

Median price	\$1,175,000	Hou	ISE	Unit	х	Suburb	Brighton
Period - From	01/04/2018	to	30/06/2018		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.

Ado	dress of comparable property	Price	Date of sale
1	3/57 Asling St BRIGHTON 3186	\$1,086,000	01/09/2018
2	9/249 New St BRIGHTON 3186	\$1,035,000	26/05/2018
3	5/103 Dendy St BRIGHTON 3186	\$1,000,000	21/07/2018

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.

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400

propertydata

Generated: 17/09/2018 17:14

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.

NICK JOHNSTONE your personal agent

Simone Chin 0403 857 266 simone@nickjohnstone.com.au





Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$966,000 - \$980,000 Median Unit Price June quarter 2018: \$1,175,000

Comparable Properties



Price: \$1,086,000 Method: Auction Sale Date: 01/09/2018 Rooms: -Property Type: Unit

2

Agent Comments

Agent Comments

Agent Comments

9/249 New St BRIGHTON 3186 (REI/VG)

3/57 Asling St BRIGHTON 3186 (REI)

in 1



Price: \$1,035,000 Method: Auction Sale Date: 26/05/2018 Rooms: -Property Type: Unit



5/103 Dendy St BRIGHTON 3186 (REI/VG)



Price: \$1,000,000 Method: Auction Sale Date: 21/07/2018 Rooms: -Property Type: Unit

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400

Generated: 17/09/2018 17:14



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.