

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

5/48 Wilson Street, Brighton Vic 3186

Indicative selling priceFor 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

House

Unit

X

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.

	Address 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.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$966,000 - \$980,000
Median Unit Price
June quarter 2018: \$1,175,000

Comparable Properties



3/57 Asling St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

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

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

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

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