

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 21 Comer Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,250,000 & \$2,475,000

Median sale price

Median price \$1,880,000 House X Unit Suburb Brighton East

Period - From 01/10/2017 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	21 Avondale St HAMPTON 3188	\$2,500,000	05/08/2017
2	36 Binnie St BRIGHTON EAST 3187	\$2,280,000	16/01/2018
3	50 Baird St BRIGHTON EAST 3187	\$2,250,000	17/08/2017

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.



Rooms:
Property Type: House
Land Size: 694.312 sqm approx
Agent Comments

Indicative Selling Price
 \$2,250,000 - \$2,475,000
Median House Price
 December quarter 2017: \$1,880,000

Comparable Properties



21 Avondale St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$2,500,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 705 sqm approx



36 Binnie St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 2

Price: \$2,280,000
Method: Private Sale
Date: 16/01/2018
Rooms: -
Property Type: House
Land Size: 633 sqm approx



50 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

5 3 2

Price: \$2,250,000
Method: Private Sale
Date: 17/08/2017
Rooms: 8
Property Type: House
Land Size: 685 sqm approx