

## 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 3/12 St James Park Drive, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,870,000 & \$2,057,000

#### Median sale price

Median price \$2,270,000 House X Unit Suburb Brighton

Period - From 01/07/2018 to 30/09/2018 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	38c Head St BRIGHTON 3186	\$2,000,000	06/10/2018
2	27a Rusden St BRIGHTON 3186	\$1,950,000	08/09/2018
3	1/58 William St BRIGHTON 3186	\$1,900,000	27/09/2018

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.



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**Rooms:**  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 277 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,870,000 - \$2,057,000  
**Median House Price**  
September quarter 2018: \$2,270,000

## Comparable Properties



**38c Head St BRIGHTON 3186 (REI)**

[Agent Comments](#)

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**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 06/10/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 222 sqm approx



**27a Rusden St BRIGHTON 3186 (REI)**

[Agent Comments](#)

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**Price:** \$1,950,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 372 sqm approx



**1/58 William St BRIGHTON 3186 (REI)**

[Agent Comments](#)

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**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 27/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)