

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 38 Charles Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

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	23 Lansdown St BRIGHTON EAST 3187	\$1,793,000	01/11/2017
2	50 Union St BRIGHTON EAST 3187	\$1,776,000	09/12/2017
3	1 Louise St BRIGHTON EAST 3187	\$1,770,000	24/02/2018

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.



4 2 2

Rooms: 8

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



23 Lansdown St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,793,000

Method: Private Sale

Date: 01/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 687 sqm approx



50 Union St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$1,776,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)



1 Louise St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 1

Price: \$1,770,000

Method: Private Sale

Date: 24/02/2018

Rooms: 6

Property Type: House