

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 4/103 Bay Street Brighton

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$730,000 or range between &

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,113,367 \*House \*Unit X Suburb Brighton

Period - From 30/05/2018 to 30/08/2018 Source Corelogic

#### 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
3/95 Outer Crescent Brighton	\$735,000	15/07/2018
41/95 Outer Crescent Brighton	\$720,000	06/08/2018
3/32 Loller Street Brighton	\$765,000	16/08/2018