

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 Keith Court, Brighton Vic 3186

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,460,000

House

X

Unit

Suburb Brighton

Period - From 01/01/2018

to

31/03/2018

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	137 Male St BRIGHTON 3186	\$2,350,000	09/04/2018
2	5 Amber Cl BRIGHTON 3186	\$2,200,000	27/03/2018
3	6 Cowper St BRIGHTON 3186	\$2,000,000	16/06/2018

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.



Rooms:
Property Type: House
Land Size: 577.9 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
March quarter 2018: \$2,460,000

Comparable Properties



137 Male St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,350,000
Method: Private Sale
Date: 09/04/2018
Rooms: 6
Property Type: House
Land Size: 394 sqm approx



5 Amber Ct BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$2,200,000
Method: Sale
Date: 27/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 320 sqm approx



6 Cowper St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$2,000,000
Method: Sold Before Auction
Date: 16/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 398 sqm approx