

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

15 Cavendish Place, Brighton Vic 3186

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$964,000

House

Unit

X

Suburb

Brighton

Period - From 01/04/2019

to

30/06/2019

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	1/95 Roslyn St BRIGHTON 3186	\$1,450,000	18/05/2019
2	1b Cluden St BRIGHTON 3186	\$1,415,000	29/05/2019
3	640a Hampton St BRIGHTON 3186	\$1,405,000	04/04/2019

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.



3 2 2

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
June quarter 2019: \$964,000

Comparable Properties



1/95 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 -

Price: \$1,450,000
Method: Auction Sale
Date: 18/05/2019
Rooms: -
Property Type: House (Res)



1b Cluden St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,415,000
Method: Private Sale
Date: 29/05/2019
Rooms: -
Property Type: Townhouse (Res)



640a Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 3 2

Price: \$1,405,000
Method: Sold Before Auction
Date: 04/04/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 317 sqm approx