

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

5/9 William Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$2,700,000

House

X

Unit

Suburb Brighton

Period - From 01/10/2017

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	11b Cluden St BRIGHTON EAST 3187	\$1,360,000	05/06/2018
2	2/41 College St ELSTERNWICK 3185	\$1,310,000	12/08/2018
3	1/47 Oswald St ELSTERNWICK 3185	\$1,255,000	04/08/2018

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.



3 2 2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2018: \$2,700,000

Comparable Properties



11b Cluden St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,360,000
Method: Sold Before Auction
Date: 05/06/2018
Rooms: 5
Property Type: Unit



2/41 College St ELSTERNWICK 3185 (REI)

Agent Comments

3 2 2

Price: \$1,310,000
Method: Auction Sale
Date: 12/08/2018
Rooms: 5
Property Type: Unit



1/47 Oswald St ELSTERNWICK 3185 (REI/VG)

Agent Comments

3 2 2

Price: \$1,255,000
Method: Auction Sale
Date: 04/08/2018
Rooms: 4
Property Type: Unit