

## 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

4 Montrose Avenue, Brighton Vic 3186

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&amp;

\$1,795,000

## Median sale price

Median price \$2,850,000

House

X

Unit

Suburb Brighton

Period - From 01/04/2018

to

30/06/2018

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	1/2 North Rd BRIGHTON 3186	\$1,760,000	18/08/2018
2	8 Airlie St BRIGHTON 3186	\$1,682,000	29/06/2018
3	16 Rooding St BRIGHTON 3186	\$1,681,000	20/05/2018

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 Montrose Avenue, Brighton Vic 3186

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 3  1  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 381 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,650,000 - \$1,795,000

**Median House Price**

June quarter 2018: \$2,850,000

## Comparable Properties



1/2 North Rd BRIGHTON 3186 (REI)

**Agent Comments**

 3  2  1

**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



8 Airlie St BRIGHTON 3186 (REI/VG)

**Agent Comments**

 3  2  1

**Price:** \$1,682,000

**Method:** Sold After Auction

**Date:** 29/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 527 sqm approx



16 Rooding St BRIGHTON 3186 (REI)

**Agent Comments**

 3  1  2

**Price:** \$1,681,000

**Method:** Private Sale

**Date:** 20/05/2018

**Rooms:** -

**Property Type:** House