

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

4/21 Yuille Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,080,000

House

Unit

X

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 | 58 Sussex St BRIGHTON 3186 | \$1,800,000 | 17/03/2018 |
| 2 | 16 Kinane St BRIGHTON 3186 | \$1,800,000 | 20/12/2017 |
| 3 | 1/7 Laburnum St BRIGHTON 3186 | \$1,715,000 | 24/02/2018 |

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: Flat
Land Size: 521.329 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median Unit Price
March quarter 2018: \$1,080,000

Comparable Properties



58 Sussex St BRIGHTON 3186 (REI)

Agent Comments

4 2 1

Price: \$1,800,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 400 sqm approx



16 Kinane St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,800,000
Method: Private Sale
Date: 20/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 516 sqm approx



1/7 Laburnum St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,715,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Unit