

## 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	19 Wilson Street, Brighton Vic 3186
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#### Indicative selling price

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

Single price \$1,650,000

#### Median sale price

Median price	\$2,200,000	House	X	Unit		Suburb	Brighton
Period - From	01/01/2019	to	31/03/2019	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	16 Lawrence St BRIGHTON 3186	\$1,685,000	02/03/2019
2	6 Clarkson Av BRIGHTON 3186	\$1,655,000	23/02/2019
3	24a Munro St BRIGHTON 3186	\$1,600,000	30/04/2019

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   1   1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 332 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000

**Median House Price**  
March quarter 2019: \$2,200,000

## Comparable Properties

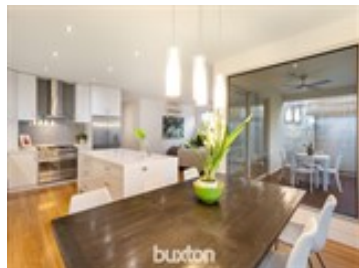


**16 Lawrence St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$1,685,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 226 sqm approx



**6 Clarkson Av BRIGHTON 3186 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$1,655,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 375 sqm approx



**24a Munro St BRIGHTON 3186 (REI)**

**Agent Comments**

4   3   2

**Price:** \$1,600,000  
**Method:** Sold Before Auction  
**Date:** 30/04/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)