

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 130 Thomas Street, Brighton East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$1,749,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,812,500

*House ☒

Suburb Brighton East

Period - From 01.07.2017 to 30.09.2017

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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 Smith Street, Bentleigh VIC 3204	\$1,968,500	20.05.2017
3 Raymond Grove, Caulfield South VIC 3162	\$1,865,500	16.09.2017
53 Saturn Street, Caulfield South VIC 3162	\$1,746,000	03.09.2017