

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

11/1-3 Landcox Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$1,190,000

&

\$1,300,000

Median sale price

Median price \$1,380,000

House

Unit

X

Suburb

Brighton East

Period - From 01/07/2018

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	5/9 William St BRIGHTON 3186	\$1,267,500	24/11/2018
2	1/47 Oswald St ELSTERNWICK 3185	\$1,255,000	04/08/2018
3	2/174-176 Church St BRIGHTON 3186	\$1,225,000	18/08/2018

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.

11/1-3 Landcox Street, Brighton East Vic 3187

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Indicative Selling Price

\$1,190,000 - \$1,300,000

Median Unit Price

September quarter 2018: \$1,380,000



Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 286 sqm approx

Agent Comments

Comparable Properties



5/9 William St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,267,500

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: Unit



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

Agent Comments



Price: \$1,255,000

Method: Auction Sale

Date: 04/08/2018

Rooms: 4

Property Type: Unit



2/174-176 Church St BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: Townhouse (Res)