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.

Ade	dress 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.

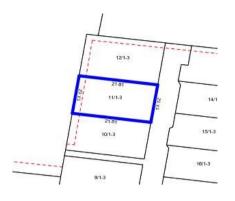
Account - hockingstuart | P: 95967055

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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





Rooms: Property Type: Flat/Unit/Apartment (Res) Land Size: 286 sqm approx Agent Comments Tamara Penno 03 9596 7055 0409 532 606 tpenno@hockingstuart.com.au

Indicative Selling Price \$1,190,000 - \$1,300,000 Median Unit Price September quarter 2018: \$1,380,000

Comparable Properties



5/9 William St BRIGHTON 3186 (REI)



Price: \$1,267,500 Method: Auction Sale Date: 24/11/2018 Rooms: -Property Type: Unit

Agent Comments



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)

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