

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	10 Ratho Av BRIGHTON EAST 3187	\$2,372,000	21/11/2017
2	50 Baird St BRIGHTON EAST 3187	\$2,250,000	17/08/2017
3	6 Ratho Av BRIGHTON EAST 3187	\$2,220,000	28/10/2017

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.

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Indicative Selling Price

\$2,500,000

Median House Price

September quarter 2017: \$1,812,500



Rooms:
Property Type:
Agent Comments

Comparable Properties

10 Ratho Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,372,000
Method: Private Sale
Date: 21/11/2017
Rooms: -
Property Type: House (Res)



50 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 17/08/2017
Rooms: 8
Property Type: House
Land Size: 685 sqm approx



6 Ratho Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,220,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)