

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 2b Dendy Street, Brighton Vic 3186

Indicative selling price

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

Single price \$4,750,000

Median sale price

Median price \$1,990,000 House Unit Suburb Brighton

Period - From 01/10/2018 to 31/12/2018 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	22 Sussex St BRIGHTON 3186	\$5,000,000	17/11/2018
2	17 Albert St BRIGHTON 3186	\$4,600,000	08/03/2019
3	56 New St BRIGHTON 3186	\$4,500,000	25/10/2018

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 661 sqm approx
 Agent Comments

Indicative Selling Price
 \$4,750,000
Median House Price
 December quarter 2018: \$1,990,000

Comparable Properties



22 Sussex St BRIGHTON 3186 (REI/VG)

Agent Comments

 6  3  2

Price: \$5,000,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 970 sqm approx



17 Albert St BRIGHTON 3186 (REI)

Agent Comments

 4  3  4

Price: \$4,600,000
Method: Sold Before Auction
Date: 08/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 810 sqm approx



56 New St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$4,500,000
Method: Private Sale
Date: 25/10/2018
Rooms: 6
Property Type: House
Land Size: 739 sqm approx