

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

19 Barkly Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,700,000

House

X

Unit

Suburb

Brighton

Period - From

01/10/2017

to

31/12/2017

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 or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	26 Dendy St BRIGHTON 3186	\$2,617,500	02/12/2017
2	49 Whyte St BRIGHTON 3186	\$2,498,000	28/10/2017
3	1 Baroona Ct BRIGHTON 3186	\$2,410,000	16/12/2017

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.

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

December quarter 2017: \$2,700,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 544 sqm approx

Agent Comments

This landmark opportunity is home to a pair of rambling 2 bedroom Victorians on a corner block on one title (544 sqm). Renovate, rebuild or redevelop (subject to Council and any other required approvals), opposite Firbank.

Comparable Properties



26 Dendy St BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,617,500

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 731 sqm approx



49 Whyte St BRIGHTON 3186 (REI/VG)

Agent Comments



Price: \$2,498,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 588 sqm approx



1 Baroona Ct BRIGHTON 3186 (REI)

Agent Comments



Price: \$2,410,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 654 sqm approx