

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	2/42 Union Street, Brighton East Vic 3187
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$770,000	&	\$830,000
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**Median sale price**

Median price	\$1,255,000	House		Unit	X	Suburb	Brighton East
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	1/205 Centre Rd BENTLEIGH 3204	\$840,000	23/11/2017
2	5/36-38 Parnell St ELSTERNWICK 3185	\$834,000	25/11/2017
3	1/900 Hampton St BRIGHTON 3186	\$790,000	22/03/2018

**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.



2+ 1 1

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$830,000  
**Median Unit Price**  
December quarter 2017: \$1,255,000

## Comparable Properties



1/205 Centre Rd BENTLEIGH 3204 (REI/VG) **Agent Comments**

2 1 3

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 23/11/2017  
**Rooms:** -  
**Property Type:** Unit

5/36-38 Parnell St ELSTERNWICK 3185 **Agent Comments**

2 1 1

**Price:** \$834,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Unit



1/900 Hampton St BRIGHTON 3186 (REI) **Agent Comments**

2 1 1

**Price:** \$790,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2018  
**Rooms:** -  
**Property Type:** Unit