

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 Walstab Street, Brighton East Vic 3187
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,780,000	House	X	Unit		Suburb	Brighton East
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	1/708 Hampton St BRIGHTON 3186	\$1,375,000	12/12/2018
2	28c Well St BRIGHTON 3186	\$1,370,000	13/12/2018
3	1/709 Hampton St BRIGHTON 3186	\$1,300,000	15/12/2018

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: 5
Property Type: House
Land Size: 399.186 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 December quarter 2018: \$1,780,000

Comparable Properties



1/708 Hampton St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$1,375,000
Method: Private Sale
Date: 12/12/2018
Rooms: -
Property Type: House



28c Well St BRIGHTON 3186 (VG)

Agent Comments

4 - -

Price: \$1,370,000
Method: Sale
Date: 13/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 314 sqm approx



1/709 Hampton St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: Unit
Land Size: 349 sqm approx