

Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

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

4 Tovell Street, Brighton Vic 3186 de

Indicative selling price

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

Range between	\$1,955,000	&	\$2,150,500

Median sale price

Median price	\$2,600,000	Hou	ise X	Unit		Suburb	Brighton
Period - From	01/04/2017	to	30/06/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	44 Meek St BRIGHTON 3186	\$2,260,000	26/08/2017
2	2/160 Church St BRIGHTON 3186	\$2,020,000	19/08/2017
3	1/119 Roslyn St BRIGHTON 3186	\$1,951,000	08/03/2017

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Townhouse Land Size: 366 sqm approx Agent Comments Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

Indicative Selling Price \$1,955,000 - \$2,150,500 Median House Price June quarter 2017: \$2,600,000

Comparable Properties



44 Meek St BRIGHTON 3186 (REI)

Price: \$2,260,000 Method: Auction Sale Date: 26/08/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments

Agent Comments



2/160 Church St BRIGHTON 3186 (REI)



Price: \$2,020,000 Method: Auction Sale Date: 19/08/2017 Rooms: -Property Type: Townhouse (Res)



1/119 Roslyn St BRIGHTON 3186 (REI/VG)



Price: \$1,951,000 Method: Private Sale Agent Comments

Date: 08/03/2017 Rooms: -Property Type: Townhouse (Res)

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