



4 4 2

Rooms:
Property Type: Townhouse
Land Size: 432.5 sqm
 Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,145,000
Median House Price
 March quarter 2017: \$1,850,000

Comparable Properties



8b Hodder St BRIGHTON EAST 3187 (REI) [Agent Comments](#)

3 2 2

Price: \$2,320,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 404 sqm



5a Foster Av GLEN HUNTLY 3163 (REI) [Agent Comments](#)

4 3 2

Price:
Method: Auction Sale
Date: 30/04/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 370 sqm



10a Marara Rd CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

4 3 2

Price:
Method: Auction Sale
Date: 30/04/2017
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 440 sqm

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8b Hodder St BRIGHTON EAST 3187	\$2,320,000	18/02/2017
5a Foster Av GLEN HUNTLY 3163		30/04/2017
10a Marara Rd CAULFIELD SOUTH 3162		30/04/2017