

03 9598 9111 0405 996 822 ifollett@follettco.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address Including suburb and postcode	10 Valda Grove, Brighton Vic 3186
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#### Ir

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

Range between \$3,100,000	&	\$3,410,000
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#### Median sale price

Median price	\$2,600,000	Hou	use 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)

Α\* 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.

Add	dress of comparable property	Price	Date of sale
1	5 Blairgowrie Ct BRIGHTON 3186	\$3,250,000	15/05/2017
2	43 Black St BRIGHTON 3186	\$3,130,000	22/04/2017
3	50 Outer Cr BRIGHTON 3186	\$3,110,000	13/05/2017

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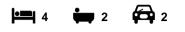
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Justin Follett 03 9598 9111 0405 996 822 jfollett@follettco.com.au

Indicative Selling Price \$3,100,000 - \$3,410,000 Median House Price June guarter 2017: \$2,600,000





Rooms:

**Property Type:** House/Land **Land Size:** 754 sqm approx

**Agent Comments** 

# Comparable Properties



5 Blairgowrie Ct BRIGHTON 3186 (REI)

**-**3

**—** 

Price: \$3,250,000 Method: Private Sale Date: 15/05/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 670 sqm approx

43 Black St BRIGHTON 3186 (REI)



**Price:** \$3,130,000 **Method:** Auction Sale **Date:** 22/04/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments



50 Outer Cr BRIGHTON 3186 (REI)

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**–** 



**Price:** \$3,110,000 **Method:** Auction Sale **Date:** 13/05/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 600 sqm approx

**Agent Comments** 

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