

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	29 Rusden Street, Brighton Vic 3186
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$2,270,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Brighton"/>
Period - From	<input type="text" value="01/07/2018"/>	to	<input type="text" value="30/09/2018"/>	Source	<input type="text" value="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	5 Clarkson Av BRIGHTON 3186	\$1,999,999	17/11/2018
2	434 St Kilda St BRIGHTON 3186	\$1,880,000	08/10/2018
3	7 Hotham Gr RIPPONLEA 3185	\$1,827,500	02/12/2018

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.~~



4 3 3

Rooms:

Property Type: House (Res)

Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,900,000

Median House Price

September quarter 2018: \$2,270,000

Comparable Properties



5 Clarkson Av BRIGHTON 3186 (REI)

Agent Comments

3 2 3

Price: \$1,999,999

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 395 sqm approx



434 St Kilda St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$1,880,000

Method: Private Sale

Date: 08/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 471 sqm approx



7 Hotham Gr RIPPONLEA 3185 (REI)

Agent Comments

4 1 2

Price: \$1,827,500

Method: Auction Sale

Date: 02/12/2018

Rooms: 5

Property Type: House (Res)