

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

18 Melosa Avenue, Brighton East Vic 3187

Indicative selling price

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

Single price \$1,375,000

Median sale price

Median price

\$1,880,000

House

X

Unit

Suburb

Brighton East

Period - From

01/04/2018

to

30/06/2018

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	4/6 Belle Av BRIGHTON 3186	\$1,420,000	06/06/2018
2	2/12 Camperdown St BRIGHTON EAST 3187	\$1,400,000	03/05/2018
3	11b Cluden St BRIGHTON EAST 3187	\$1,360,000	05/06/2018

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.~~



🛏 3 🚿 2 🚗 1

Rooms:
Property Type: House (Res)
Land Size: 463 sqm approx
Agent Comments

Indicative Selling Price

\$1,375,000

Median House Price

June quarter 2018: \$1,880,000

Comparable Properties



4/6 Belle Av BRIGHTON 3186 (REI/VG)

Agent Comments

🛏 3 🚿 1 🚗 2

Price: \$1,420,000
Method: Private Sale
Date: 06/06/2018
Rooms: -
Property Type: Unit
Land Size: 289 sqm approx



2/12 Camperdown St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

🛏 3 🚿 2 🚗 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 03/05/2018
Rooms: -
Property Type: House (Res)



11b Cluden St BRIGHTON EAST 3187 (REI)

Agent Comments

🛏 3 🚿 2 🚗 2

Price: \$1,360,000
Method: Sold Before Auction
Date: 05/06/2018
Rooms: 5
Property Type: Unit