

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 32 Welwyn Avenue Brighton East

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$2,700,000 & \$2,970,000

Median sale price

Median price: \$1,840,000 House Suburb: Brighton East

Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

Comparable property sales

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.



3 Sunlight Cr BRIGHTON EAST

4 3 2

Architecturally striking, lavishly finished and spectacular in scale, this sophisticated contemporary residence makes an impressive

Sold by Auction \$2,975,000
Date Sold Apr 2017
Land 771 SqM



25 Camperdown St BRIGHTON EAST

4 3 2

Sold by Private Sale \$2,700,000
Date Sold Jan 2017



107 Willis St HAMPTON

5 3 2

A picture of contemporary class, this magnificent home combines exquisite fittings, state-of-the-art technology &

Sold by Auction \$2,980,000
Date Sold Nov 2016
Land 694 SqM