

# 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 8a Tatong Road, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,585,000 Property Type Townhouse Suburb Brighton East

Period - From 15/04/2023 to 14/04/2024 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	51a Keith St HAMPTON EAST 3188	\$1,454,000	10/02/2024
2	14a Hughes St BRIGHTON EAST 3187	\$1,450,000	07/02/2024
3	2/16-18 Montgomery St BRIGHTON EAST 3187	\$1,325,000	03/12/2023

**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.~~

This Statement of Information was prepared on: 15/04/2024 16:12

Nick Johnstone

03 9553 8300

0414 276 871

nick@nickjohnstone.com.au



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**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 396 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median Townhouse Price**

15/04/2023 - 14/04/2024: \$1,585,000

## Comparable Properties



**51a Keith St HAMPTON EAST 3188 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,454,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 270 sqm approx



**14a Hughes St BRIGHTON EAST 3187 (REI)**

Agent Comments

3 2 2

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 07/02/2024

**Property Type:** Townhouse (Single)



**2/16-18 Montgomery St BRIGHTON EAST 3187 (REI)**

Agent Comments

3 2 2

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 03/12/2023

**Property Type:** Townhouse (Res)

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400