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

1/2 Hornby Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,100,000		&		\$1,180,000				
Median sale p	rice								
Median price	\$1,680,000	Pro	operty Type	Том	nhouse		Suburb	Brighton East	
Period - From	22/03/2022	to	21/03/2023		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	3A Raymond Ct BRIGHTON EAST 3187	\$1,290,000	01/02/2023
2	2/1 Florence St BRIGHTON EAST 3187	\$1,246,000	05/11/2022
3	2/18 Gillard St BRIGHTON EAST 3187	\$1,221,500	16/02/2023

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:

22/03/2023 14:21



1/2 Hornby Street, Brighton East Vic 3187

NICK JOHNSTONE your personal agent





Property Type: Townhouse (Res) Land Size: 167 sqm approx Agent Comments

Sarah Korbel 03 9553 8300 0415 393 898 sarah@nickjohnstone.com.au

Indicative Selling Price \$1,100,000 - \$1,180,000 **Median Townhouse Price** 22/03/2022 - 21/03/2023: \$1,680,000

Comparable Properties



3A Raymond Ct BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,290,000 Method: Private Sale Date: 01/02/2023 Property Type: Townhouse (Res)

2/1 Florence St BRIGHTON EAST 3187

Agent Comments



Price: \$1,246,000 Method: Auction Sale Date: 05/11/2022 Property Type: Unit

(REI/VG)

· 3



2/18 Gillard St BRIGHTON EAST 3187 (REI)



6 2

Agent Comments

Price: \$1,221,500 Method: Sold Before Auction Date: 16/02/2023 Property Type: Unit

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.