

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 between \$1,100,000

&

\$1,180,000

Median sale price

Median price \$1,680,000

Property Type Townhouse

Suburb Brighton East

Period - From 22/03/2022

to 21/03/2023

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 | 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



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Property Type: Townhouse (Res)

Land Size: 167 sqm approx

Agent Comments

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

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Price: \$1,290,000

Method: Private Sale

Date: 01/02/2023

Property Type: Townhouse (Res)



2/1 Florence St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

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Price: \$1,246,000

Method: Auction Sale

Date: 05/11/2022

Property Type: Unit



2/18 Gillard St BRIGHTON EAST 3187 (REI)

Agent Comments

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Price: \$1,221,500

Method: Sold Before Auction

Date: 16/02/2023

Property Type: Unit