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

23 Hornby Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$2,600,000		&		\$2,800,000			
Median sale price								
Median price	\$2,194,000	Property Type Hou		Hous	se		Suburb	Brighton East
Period - From	15/10/2023	to	14/10/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	49 Glencairn Av BRIGHTON EAST 3187	\$2,695,000	28/06/2024
2	10 Lubrano St BRIGHTON EAST 3187	\$2,750,000	13/06/2024
3	8 Eise Ct BRIGHTON EAST 3187	\$2,700,000	06/06/2024

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:

15/10/2024 14:22







Rooms: 7 Property Type: House Land Size: 714.993 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price 15/10/2023 - 14/10/2024: \$2,194,000

Comparable Properties

49 Glencairn Av BRIGHTON EAST 3187 (REI) 4 2 2 2 Price: \$2,695,000 Method: Private Sale Date: 28/06/2024 Property Type: House (Res) Land Size: 657 sqm approx	Agent Comments Beach Side of Highway. Backing onto Brighton Golf Course Lacking accommodation compared to Hornby St
10 Lubrano St BRIGHTON EAST 3187 (REI/VG) 5 3 4 Price: \$2,750,000 Method: Sold Before Auction Date: 13/06/2024 Property Type: House (Res) Land Size: 667 sqm approx	Agent Comments Has more car spaces than Hornby Street Also close proximity to Hornby Street
8 Eise Ct BRIGHTON EAST 3187 (REI/VG) 4 3 2 Price: \$2,700,000 Method: Private Sale Date: 06/06/2024 Property Type: House Land Size: 657 sqm approx	Agent Comments Tucked away in a quiet court position. Good sized bedrooms Double car garage

REIV THE DIFFERENCE

propertydata

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