

Nick Johnstone 0414 276 871 nick@nickjohnstone.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	58 Hanby Street, Brighton Vic 3186
Indicative selling price	e
For the meaning of this p	rice see consumer.vic.gov.au/underquoting

\$5,000,000

&

#### Median sale price

Range between \$4,900,000

Median price	\$2,552,500	Hou	ıse X	Unit		Suburb	Brighton
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	23 Albert St BRIGHTON 3186	\$4,925,000	16/04/2019
2	2a Roslyn St BRIGHTON 3186	\$4,920,000	04/03/2019
3	15 Laburnum St BRIGHTON 3186	\$4,850,000	23/02/2019

#### 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.

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

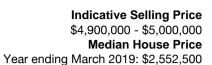




Generated: 15/07/2019 10:35



Nick Johnstone 0414 276 871 nick@nickjohnstone.com.au





**=** 5 **+** 4

Rooms:

**Property Type:** House **Land Size:** 1115 sqm approx

**Agent Comments** 

# Comparable Properties



23 Albert St BRIGHTON 3186 (REI/VG)

**Ŀ**■ 5 🛊

3

**2** 

Price: \$4,925,000 Method: Private Sale Date: 16/04/2019

Rooms: -

**Property Type:** House **Land Size:** 736 sqm approx

2a Roslyn St BRIGHTON 3186 (REI/VG)

**-**







Price: \$4,920,000 Method: Private Sale Date: 04/03/2019

Rooms: -

Property Type: House Land Size: 523 sqm approx

15 Laburnum St BRIGHTON 3186 (REI/VG)

**-** 4







**Price:** \$4,850,000 **Method:** Auction Sale **Date:** 23/02/2019

Rooms: -

**Property Type:** House (Res) **Land Size:** 689 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 



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





Generated: 15/07/2019 10:35