

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	58 Hanby Street, Brighton Vic 3186
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$4,900,000	&	\$5,000,000
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Median sale price

Median price	\$2,552,500	House	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.

	Address 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.

58 Hanby Street, Brighton Vic 3186

NICK JOHNSTONE
your personal agent

Nick Johnstone
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5 4 3

Rooms:
Property Type: House
Land Size: 1115 sqm approx
Agent Comments

Indicative Selling Price
\$4,900,000 - \$5,000,000
Median House Price
Year ending March 2019: \$2,552,500

Comparable Properties



23 Albert St BRIGHTON 3186 (REI/VG)

Agent Comments

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)

Agent Comments

4 3 4

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)

Agent Comments

4 3 2

Price: \$4,850,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 689 sqm approx