

# 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 43 Hanby Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,550,000 & \$3,850,000

### Median sale price

Median price \$2,970,000 Property Type House Suburb Brighton

Period - From 01/10/2020 to 31/12/2020 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	44 Roslyn St BRIGHTON 3186	\$3,865,000	03/12/2020
2	221 Church St BRIGHTON 3186	\$3,800,000	16/12/2020
3	10 Norwood Av BRIGHTON 3186	\$3,755,000	15/02/2021

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: 22/02/2021 15:27



3   3   2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 797 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,550,000 - \$3,850,000  
**Median House Price**  
December quarter 2020: \$2,970,000

## Comparable Properties



44 Roslyn St BRIGHTON 3186 (REI/VG)

Agent Comments

4   2   2

**Price:** \$3,865,000  
**Method:** Private Sale  
**Date:** 03/12/2020  
**Property Type:** House  
**Land Size:** 605 sqm approx



221 Church St BRIGHTON 3186 (REI/VG)

Agent Comments

4   3   2

**Price:** \$3,800,000  
**Method:** Sold Before Auction  
**Date:** 16/12/2020  
**Property Type:** House  
**Land Size:** 884 sqm approx



10 Norwood Av BRIGHTON 3186 (REI)

Agent Comments

3   3   2

**Price:** \$3,755,000  
**Method:** Auction Sale  
**Date:** 15/02/2021  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx