

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

11 Hornby Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,850,000

&

\$2,030,000

Median sale price

Median price

\$1,780,000

House

X

Unit

Suburb

Brighton East

Period - From

01/10/2018

to

31/12/2018

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	34 Marriage Rd BRIGHTON EAST 3187	\$2,065,000	06/10/2018
2	22 Studley Rd BRIGHTON EAST 3187	\$2,000,000	21/09/2018
3	223 South Rd BRIGHTON EAST 3187	\$1,855,000	08/12/2018

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.



5 3 3

Rooms:
Property Type: House (Res)
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,030,000
Median House Price
December quarter 2018: \$1,780,000

Comparable Properties



34 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$2,065,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx



22 Studley Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 2

Price: \$2,000,000
Method: Private Sale
Date: 21/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 785 sqm approx



223 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

5 2 2

Price: \$1,855,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 664 sqm approx