

# 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

20 Hornby Street, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,707,500

Property Type Townhouse

Suburb Brighton East

Period - From 09/08/2021

to 08/08/2022

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	178a Dendy St BRIGHTON EAST 3187	\$1,800,000	16/02/2022
2	8 Parker St BRIGHTON EAST 3187	\$1,635,000	31/03/2022
3			

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:

09/08/2022 16:37

20 Hornby Street, Brighton East Vic 3187

**NICK JOHNSTONE**  
*your personal agent*

Shelley Orfanellis

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**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median Townhouse Price**

09/08/2021 - 08/08/2022: \$1,707,500



4 3 1

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**178a Dendy St BRIGHTON EAST 3187 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,800,000

**Method:** Sold Before Auction

**Date:** 16/02/2022

**Property Type:** Townhouse (Res)

**Land Size:** 313 sqm approx



**8 Parker St BRIGHTON EAST 3187 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,635,000

**Method:** Sold Before Auction

**Date:** 31/03/2022

**Property Type:** Townhouse (Res)

**Land Size:** 246 sqm approx

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



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