

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

13 Tennyson Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$3,200,000

Median sale price

Median price

\$2,740,000

Property Type

House

Suburb

Brighton

Period - From

01/10/2019

to

31/12/2019

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	7a Tennyson St BRIGHTON 3186	\$3,300,000	27/02/2020
2	86 Halifax St BRIGHTON 3186	\$3,275,000	27/10/2019
3	22 New St HAMPTON 3188	\$3,100,000	25/02/2020

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:

25/03/2020 15:52

13 Tennyson Street, Brighton Vic 3186

**Jellis
Craig**

Nick Renna

9194 1200

0411 551 190

nickrenna@jellisrcraig.com.au

Indicative Selling Price

\$3,200,000

Median House Price

December quarter 2019: \$2,740,000



 4  2  3

Property Type: House

Agent Comments

A grand family design in a prestigious beachside location, this 4-bedroom, 2-bathroom home offers luxurious space with impeccable finish just steps from Dendy Beach. Includes multiple living and alfresco areas, pool, rooftop deck with water views, remote double garage.

Comparable Properties



7a Tennyson St BRIGHTON 3186 (REI)

Agent Comments

 4  3  4

Price: \$3,300,000

Method: Sold Before Auction

Date: 27/02/2020

Property Type: House (Res)



86 Halifax St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,275,000

Method: Private Sale

Date: 27/10/2019

Property Type: House

Land Size: 727 sqm approx



22 New St HAMPTON 3188 (REI)

Agent Comments

 4  3  2

Price: \$3,100,000

Method: Private Sale

Date: 25/02/2020

Property Type: House

Account - Jellis Craig | P: 03 9194 1200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.