Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,705,000

Property offered for sale

Address	16 Hamilton Street, Brighton Vic 3186
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,700,000	&	\$1,770,000
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Median sale price

Median price	\$2,875,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/04/2021	to	30/06/2021		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

11 Coronation St BRIGHTON EAST 3187

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	2 Berwick St BRIGHTON 3186	\$1,780,000	03/06/2021
2	3/20 Vautier St ELWOOD 3184	\$1,750,000	24/07/2021
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OR

3

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:	22/09/2021 08:32



24/04/2021



Indicative Selling Price \$1,700,000 - \$1,770,000

June guarter 2021: \$2,875,000

Median House Price





Rooms: 2

Property Type: Side by side

townhouse.

Land Size: 267 sqm approx

Agent Comments

Contemporary 3 bedroom 2 bathroom sensation in a series of serene decks, featuring

a stunning main bedroom (WIR & sublime ensuite), a central atrium, a charming dining room, an impressive stone kitchen (butler's pantry), stylish living & dining (cathedral ceiling), an upstairs 3rd bedroom, ducted heating, R/C air cond & secluded alfresco deck with ornamental pear trees. Footsteps to Martin St cafes & Gardenvale station.

Comparable Properties



2 Berwick St BRIGHTON 3186 (REI)



Price: \$1,780,000 Method: Private Sale Date: 03/06/2021 Property Type: House Land Size: 273 sqm approx **Agent Comments**



3/20 Vautier St ELWOOD 3184 (REI)







Price: \$1,750,000

Method: Sold Before Auction

Date: 24/07/2021

Property Type: Townhouse (Res)



11 Coronation St BRIGHTON EAST 3187

(REI/VG)





Price: \$1,705,000 Method: Sold Before Auction

Date: 24/04/2021

Property Type: House (Res) Land Size: 290 sqm approx

Account - Jellis Craig | P: 03 9194 1200





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Agent Comments

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