

# 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

16 Hamilton 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 \$1,700,000 & \$1,770,000

### Median sale price

Median price \$2,875,000 Property 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)

**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
3	11 Coronation St BRIGHTON EAST 3187	\$1,705,000	24/04/2021

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:

22/09/2021 08:32



3   
 2   

**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.

**Indicative Selling Price**

\$1,700,000 - \$1,770,000

**Median House Price**

June quarter 2021: \$2,875,000

## Comparable Properties



**2 Berwick St BRIGHTON 3186 (REI)**

**Agent Comments**

3   
 2   
 1

**Price:** \$1,780,000

**Method:** Private Sale

**Date:** 03/06/2021

**Property Type:** House

**Land Size:** 273 sqm approx



**3/20 Vautier St ELWOOD 3184 (REI)**

**Agent Comments**

3   
 2   
 3

**Price:** \$1,750,000

**Method:** Sold Before Auction

**Date:** 24/07/2021

**Property Type:** Townhouse (Res)



**11 Coronation St BRIGHTON EAST 3187 (REI/VG)**

**Agent Comments**

3   
 2   
 1

**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