

# 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

4 Sussex 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 \$4,800,000

&

\$5,280,000

### Median sale price

Median price \$2,970,000

Property Type House

Suburb Brighton

Period - From 01/10/2020

to 31/12/2020

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	25 Normanby St BRIGHTON 3186	\$5,200,000	16/11/2020
2	16a Chelsea St BRIGHTON 3186	\$4,875,000	02/10/2020
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:

04/02/2021 15:01

4 Sussex Street, Brighton Vic 3186

**NICK JOHNSTONE**  
*your personal agent*

Simone Chin

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**Indicative Selling Price**

\$4,800,000 - \$5,280,000

**Median House Price**

December quarter 2020: \$2,970,000



 5  3  2

**Property Type:** House

**Land Size:** 967 sqm approx

**Agent Comments**

## Comparable Properties

**25 Normanby St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$5,200,000

**Method:** Private Sale

**Date:** 16/11/2020

**Property Type:** House

**Land Size:** 1024 sqm approx



**16a Chelsea St BRIGHTON 3186 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$4,875,000

**Method:** Private Sale

**Date:** 02/10/2020

**Property Type:** House (Res)

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



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.