

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

15 Hughes Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,305,000 Property Type House Suburb Brighton East

Period - From 01/01/2022 to 31/12/2022 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	51 Marriage Rd BRIGHTON EAST 3187	\$2,160,000	17/08/2022
2	1 Bayview Rd BRIGHTON EAST 3187	\$2,126,000	20/10/2022
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:

06/02/2023 14:14

15 Hughes Street, Brighton East Vic 3187

NICK JOHNSTONE
your personal agent

Shelley Orfanellis

03 9533 8300

0419 312 831

shelley@nickjohnstone.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2022: \$2,305,000



Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



51 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,160,000

Method: Private Sale

Date: 17/08/2022

Property Type: House

Land Size: 683 sqm approx



1 Bayview Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$2,126,000

Method: Auction Sale

Date: 20/10/2022

Property Type: House (Res)

Land Size: 655 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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