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

158 North Road, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$2,050,000	Pro	operty Type	Tow	nhouse		Suburb	Brighton
Period - From	17/04/2022	to	16/04/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	925 Hampton St BRIGHTON 3186	\$1,235,000	03/12/2022
2	4/9 William St BRIGHTON 3186	\$1,200,000	25/03/2023
3	1/92 Murray St CAULFIELD 3162	\$1,200,000	17/12/2022

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:

17/04/2023 12:05



NICK JOHNSTONE





Rooms: 4 Property Type: Townhouse (Res) Land Size: 221 sqm approx Agent Comments Sarah Korbel 03 9553 8300 0415 393 898 sarah@nickjohnstone.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Townhouse Price 17/04/2022 - 16/04/2023: \$2,050,000

Comparable Properties



925 Hampton St BRIGHTON 3186 (REI)

Price: \$1,235,000 Method: Auction Sale Date: 03/12/2022 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,200,000 Method: Sold Before Auction Date: 25/03/2023

Property Type: Unit

4/9 William St BRIGHTON 3186 (REI)

1/92 Murray St CA

3

1/92 Murray St CAULFIELD 3162 (REI/VG)

6 2

'G) Agent Comments

Price: \$1,200,000 Method: Auction Sale Date: 17/12/2022 Property Type: Unit

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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