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

17 Margaret Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$2,500,000		&		\$2,750,000				
Median sale price									
Median price	\$2,150,000	Pro	operty Type	Hous	se		Suburb	Brighton East	
Period - From	01/10/2024	to	31/12/2024		So	urce	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	8 Shasta Av BRIGHTON EAST 3187	\$2,621,000	03/12/2024
2	23 Hornby St BRIGHTON EAST 3187	\$2,705,000	03/12/2024
3	55 Baird St BRIGHTON EAST 3187	\$2,675,000	11/11/2024

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:

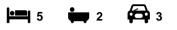
06/02/2025 17:11





Nick Renna





Property Type: House Land Size: 624 sqm approx Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price December quarter 2024: \$2,150,000

Comparable Properties

8 Shasta Av BRIGHTON EAST 3187 (REI/VG) 5 3 2 Price: \$2,621,000 Method: Private Sale Date: 03/12/2024 Property Type: House Land Size: 659 sqm approx	Agent Comments
23 Hornby St BRIGHTON EAST 3187 (REI) 5 3 2 Price: \$2,705,000 Method: Private Sale Date: 03/12/2024 Property Type: House Land Size: 715 sqm approx	Agent Comments
55 Baird St BRIGHTON EAST 3187 (REI) 4 2 3 3 Price: \$2,675,000 Method: Private Sale Date: 11/11/2024 Property Type: House (Res) Land Size: 682 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9194 1200



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