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<br>Including suburb and postcode | 23 Hornby Street, Brighton East Vic 3187 |

## Indicative selling price

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

Single price $2,595,000

## Median sale price

Median price $2,188,000 Property Type House Suburb Brighton East

Period - From 01/10/2023 to 30/09/2024 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 | 134 Wheatley Rd ORMOND 3204 | $2,620,000 | 17/11/2024 |
| 2 | 55 Baird St BRIGHTON EAST 3187 | $2,675,000 | 12/11/2024 |
| 3 | 66 Thomas St BRIGHTON EAST 3187 | $2,550,000 | 03/10/2024 |

**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: 26/11/2024 18:04

# 23 Hornby Street, Brighton East Vic 3187



5 3 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$2,595,000
**Median House Price**
Year ending September 2024: $2,188,000

## Comparable Properties



**134 Wheatley Rd ORMOND 3204 (REI)**

5 3 3

**Price:** $2,620,000
**Method:** Auction Sale
**Date:** 17/11/2024
**Property Type:** House (Res)
**Land Size:** 816 sqm approx

Agent Comments

Inferior location and on main road. Similar accommodation. and on Bigger Land.



**55 Baird St BRIGHTON EAST 3187 (REI)**

4 2 3

**Price:** $2,675,000
**Method:** Private Sale
**Date:** 12/11/2024
**Property Type:** House
**Land Size:** 682 sqm approx

Agent Comments

Beach Side of Nepean Highway. Homes was tired & in need of renovation.



**66 Thomas St BRIGHTON EAST 3187 (REI/VG)**

4 3 5

**Price:** $2,550,000
**Method:** Sold Before Auction
**Date:** 03/10/2024
**Property Type:** House (Res)
**Land Size:** 382 sqm approx

Agent Comments

Smaller land how ever newer build home.

**Account** - Marshall White | P: 03 9822 9999

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