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	4a Janet Street, Brighton East Vic 3187

Indicative selling price

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

Range between $1,380,000 & $1,450,000

Median sale price

Median price $1,790,000 Property Type Townhouse Suburb Brighton East

Period - From 03/11/2021 to 02/11/2022 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	11b Ridge Av HAMPTON EAST 3188	$1,480,000	28/10/2022
2	13b Stonehaven Cr HAMPTON EAST 3188	$1,460,000	29/09/2022
3	32 David St HAMPTON 3188	$1,400,000	13/09/2022

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: 03/11/2022 09:17

4a Janet Street, Brighton East Vic 3187

Claudio Perruzza
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3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price
$1,380,000 - $1,450,000
Median Townhouse Price
03/11/2021 - 02/11/2022: $1,790,000

Comparable Properties



11b Ridge Av HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,480,000
Method: Sold Before Auction
Date: 28/10/2022
Property Type: Townhouse (Res)

Agent Comments



13b Stonehaven Cr HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,460,000
Method: Sold Before Auction
Date: 29/09/2022
Property Type: Townhouse (Res)

Agent Comments



32 David St HAMPTON 3188 (REI/VG)

4 2 1

Price: $1,400,000
Method: Private Sale
Date: 13/09/2022
Property Type: Townhouse (Res)
Land Size: 362 sqm approx

Agent Comments

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