#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	17 Hammond Street, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,600,000	&	\$2,850,000

#### Median sale price

Median price	\$4,135,000	Pro	perty Type	House		Suburb	Brighton
Period - From	01/01/2024	to	31/03/2024		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

	areas or comparable property	1 1100	Date of Sale
1	18 Parliament St BRIGHTON 3186	\$2,925,000	20/04/2024
2	19 Lynch St BRIGHTON 3186	\$2,840,000	27/11/2023
3	52a Were St BRIGHTON 3186	\$2,650,000	24/04/2024

#### 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:	03/05/2024 09:33

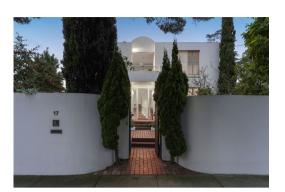


Date of sale



Jack Johnstone 0426 241 841 jack@nickjohnstone.com.au

Indicative Selling Price \$2,600,000 - \$2,850,000 Median House Price March quarter 2024: \$4,135,000





**Property Type:** House **Land Size:** 465 sqm approx

Agent Comments

## Comparable Properties



18 Parliament St BRIGHTON 3186 (REI)

**=**| 4

2

6

**2** 

**Price:** \$2,925,000 **Method:** Auction Sale **Date:** 20/04/2024

Property Type: Townhouse (Res)

Agent Comments



19 Lynch St BRIGHTON 3186 (REI/VG)

**-**4

**—** 

6

**a** 

**Agent Comments** 

Method: Private Sale
Date: 27/11/2023
Property Type: House (Res)

Price: \$2.840.000

**Land Size:** 383 sqm approx



52a Were St BRIGHTON 3186 (REI)

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**A** .

Price: \$2,650,000 Method: Private Sale Date: 24/04/2024 Property Type: House **Agent Comments** 

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



