

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

895 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$2,490,000

Median sale price

Median price

\$3,265,000

Property Type

House

Suburb

Brighton

Period - From

11/09/2022

to

10/09/2023

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	12b Pleasance St BENTLEIGH 3204	\$2,500,000	27/05/2023
2	52 Lucas St BRIGHTON EAST 3187	\$2,500,000	11/08/2023
3	30a Hornby St BRIGHTON EAST 3187	\$2,500,000	14/06/2023

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:

11/09/2023 09:43



 3  2  2

Rooms: 5

Property Type: House

Land Size: 448m² sqm approx

Agent Comments

Comparable Properties



12b Pleasance St BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$2,500,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)



52 Lucas St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  2

Price: \$2,500,000

Method: Private Sale

Date: 11/08/2023

Property Type: Townhouse (Single)



30a Hornby St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  3  3

Price: \$2,500,000

Method: Sold Before Auction

Date: 14/06/2023

Property Type: Townhouse (Res)

Land Size: 612 sqm approx