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

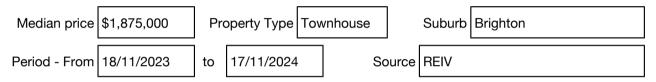
831 Hampton Street, Brighton Vic 3186

Indicative selling price

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Single price \$2,775,000

Median sale price



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	52 Warleigh Gr BRIGHTON 3186	\$2,700,000	30/10/2024
2	3/30 Grosvenor St BRIGHTON 3186	\$2,780,000	13/10/2024
3	16 Seymour Gr BRIGHTON 3186	\$2,650,000	24/08/2024

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:

18/11/2024 12:48





Nick Renna





Property Type: Townhouse (Res) Agent Comments 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

Indicative Selling Price \$2,775,000 Median Townhouse Price 18/11/2023 - 17/11/2024: \$1,875,000

Comparable Properties



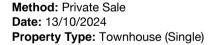
52 Warleigh Gr BRIGHTON 3186 (REI) 4 3 2

Price: \$2,700,000 Method: Private Sale Date: 30/10/2024 Property Type: House Land Size: 297 sqm approx

 4
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 3
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 2

 Price: \$2,780,000

3/30 Grosvenor St BRIGHTON 3186 (REI)





16 Seymour Gr BRIGHTON 3186 (REI/VG)

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Agent Comments

Agent Comments

Agent Comments

Price: \$2,650,000 Method: Auction Sale Date: 24/08/2024 Property Type: House (Res) Land Size: 322 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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