

# 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 668 Hampton Street, Brighton, VIC 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,400,000 or range between &

### Median sale price

Median price \$3,375,000 Property type House Suburb BRIGHTON  
Period - From 26/02/2022 to 25/02/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	662 Hampton Street Brighton Vic 3186	\$2,855,000	2022-11-19
2	5 Whyte Street Brighton Vic 3186	\$2,540,000	2022-10-31
3	33 Binnie Street Brighton East Vic 3187	\$2,410,000	2022-12-19

This Statement of Information was prepared on: 26/02/2023

