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

698a Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between | $1,250,000 | & | $1,350,000

Median sale price

| Median price | $1,070,000 | Property Type | Unit | Suburb | Brighton |

| Period - From | 01/10/2018 | to | 30/09/2019 | 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	2 Ferguson St BRIGHTON EAST 3187	$1,357,000	21/09/2019
2	22 Agnew St BRIGHTON EAST 3187	$1,250,000	12/09/2019
3			

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: 14/11/2019 12:55

CONSUMER AFFAIRS VICTORIA

698a Hampton Street, Brighton Vic 3186

🛏 2   🛁 2   🚗 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
Year ending September 2019: $1,070,000

Comparable Properties

2 Ferguson St BRIGHTON EAST 3187 (REI)

🛏 2   🛁 1   🚗 1

Price: $1,357,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)

Agent Comments

22 Agnew St BRIGHTON EAST 3187 (REI)

🛏 2   🛁 1   🚗 -

Price: $1,250,000
Method: Sold Before Auction
Date: 12/09/2019
Property Type: House (Res)

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897