

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

684 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$2,740,000 Property Type House Suburb Brighton

Period - From 01/10/2019 to 31/12/2019 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	793 Hampton St, Brighton, Vic 3186, Australia	\$3,215,000	12/02/2020
2	179 Were St, Brighton East, Vic 3187, Australia	\$3,440,000	08/02/2020
3	823 Hampton St BRIGHTON 3186	\$2,865,000	22/02/2020

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:

06/03/2020 10:48

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Indicative Selling Price

\$2,800,000 - \$3,080,000

Median House Price

December quarter 2019: \$2,740,000



3 3 2

Property Type: House (Res)

Land Size: 632 sqm approx

Agent Comments

Comparable Properties

793 Hampton St, Brighton, Vic 3186, Australia **Agent Comments**
(REI)

4 2 3

Price: \$3,215,000

Method:

Date: 12/02/2020

Property Type: House

179 Were St, Brighton East, Vic 3187, Australia **Agent Comments**
(REI)

4 2 2

Price: \$3,440,000

Method:

Date: 08/02/2020

Property Type: House



823 Hampton St BRIGHTON 3186 (REI)

Agent Comments

5 3 2

Price: \$2,865,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)