

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 846 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Single price \$1,625,000

Median sale price

Median price \$1,143,000 House Unit X Suburb Brighton

Period - From 01/07/2017 to 30/06/2018 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	17 Hughes St BRIGHTON EAST 3187	\$1,640,000	29/03/2018
2	12 Gillard St BRIGHTON EAST 3187	\$1,610,000	19/04/2018
3	2/4 Railway Av BRIGHTON 3186	\$1,555,000	18/04/2018

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.



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



17 Hughes St BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$1,640,000

Method: Private Sale

Date: 29/03/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 272 sqm approx



12 Gillard St BRIGHTON EAST 3187 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Private Sale

Date: 19/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 270 sqm approx



2/4 Railway Av BRIGHTON 3186 (REI)

Agent Comments



Price: \$1,555,000

Method: Private Sale

Date: 18/04/2018

Rooms: 5

Property Type: Townhouse (Res)