

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 4/900 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

Median price \$1,155,000 Property Type Unit Suburb Brighton

Period - From 01/01/2021 to 31/03/2021 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	2/838 Hampton St BRIGHTON 3186	\$855,000	25/03/2021
2	5/778 Hampton St BRIGHTON 3186	\$845,100	02/02/2021
3	3/32 Roslyn St BRIGHTON 3186	\$845,000	15/12/2020

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: 04/05/2021 14:48



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$770,000 - \$820,000
Median Unit Price
March quarter 2021: \$1,155,000

Comparable Properties



2/838 Hampton St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$855,000
Method: Sold Before Auction
Date: 25/03/2021
Property Type: Apartment



5/778 Hampton St BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$845,100
Method: Sale
Date: 02/02/2021
Property Type: Strata Unit/Flat



3/32 Roslyn St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$845,000
Method: Private Sale
Date: 15/12/2020
Property Type: Unit