

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

1a Hemming Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$1,420,000 Property Type Unit Suburb Brighton East

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	16/13 Kelly Av HAMPTON EAST 3188	\$792,500	16/11/2020
2	2/15 Dudley Av HAMPTON EAST 3188	\$712,000	13/03/2021
3	3/17 Roberts Ct BRIGHTON EAST 3187	\$652,500	10/04/2021

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 15:55

1a Hemming Street, Brighton East Vic 3187



Murray Collins
9596 1111
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mcollins@hodges.com.au

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

March quarter 2021: \$1,420,000



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



16/13 Kelly Av HAMPTON EAST 3188 (REI/VG) Agent Comments

2 1 2

Price: \$792,500

Method: Private Sale

Date: 16/11/2020

Property Type: Unit



2/15 Dudley Av HAMPTON EAST 3188 (REI) Agent Comments

2 1 1

Price: \$712,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Unit



3/17 Roberts Ct BRIGHTON EAST 3187 (REI) Agent Comments

3 1 2

Price: \$652,500

Method: Auction Sale

Date: 10/04/2021

Rooms: 4

Property Type: Apartment

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.