

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

771 Hampton Street, Brighton, VIC 3186

Indicative selling price

\$1,300,000 - \$1,400,000

Range between

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

Median sale price

Median price
\$ 2,330,000

House

*Delete house or unit as applicable

Suburb
BRIGHTON

Period
10/01/2019 - 09/07/2019

Source
Price Finder

Comparable property sales

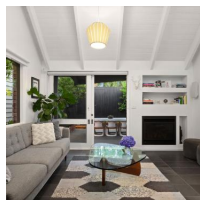
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



22 LANDCOX STREET
BRIGHTON EAST

4 2 4

Normal Sale \$1,230,000
Date Sold 05/04/2019
Land 328 sqm



10 WILLANSBY AVENUE
BRIGHTON

3 2 2

Normal Sale \$1,350,000
Date Sold 02/04/2019
Land 193 sqm



640 HAMPTON STREET
BRIGHTON

3 3 2

Agents Advice - Sale *\$1,405,000
Date Sold 06/04/2019
Land 317 sqm