

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

645 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,111,000

Property Type House

Suburb Brighton

Period - From 2/06/2019

to

01/06/2020

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	26a Barnett St HAMPTON 3188	\$1,430,000	19/03/2020
2			
3			

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:

02/06/2020 11:18

645 Hampton Street, Brighton Vic 3186

Mandy Engelhardt

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Unit Price

Year ending March 2020: \$1,111,000



2 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 485 sqm approx

Agent Comments

Comparable Properties



26a Barnett St HAMPTON 3188 (REI)

Agent Comments

4 2 2

Price: \$1,430,000

Method: Sold Before Auction

Date: 19/03/2020

Property Type: House (Res)

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.