



3 1 2

Rooms:
Property Type: House/Land
Land Size: 393 sqm
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Unit Price
March quarter 2017: \$1,300,000

Comparable Properties



46 Venus St CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 12/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 530 sqm



26 Gardenvale Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

2 1 1

Price: \$1,104,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 538 sqm



39 Ferguson St BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 1

Price: \$1,100,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: House (Res)

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

920 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,300,000

Unit X

Suburb Brighton

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
46 Venus St CAULFIELD SOUTH 3162	\$1,200,000	12/02/2017
26 Gardenvale Rd CAULFIELD SOUTH 3162	\$1,104,000	13/05/2017
39 Ferguson St BRIGHTON EAST 3187	\$1,100,000	25/02/2017