

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

3/878 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,080,000 Property Type Unit Suburb Brighton

Period - From 01/01/2020 to 31/12/2020 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	4/86 Martin St BRIGHTON 3186	\$985,000	20/02/2021
2	1/55 Wilson St BRIGHTON 3186	\$950,000	21/12/2020
3	5/109 Asling St BRIGHTON 3186	\$935,000	20/03/2021

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:

30/03/2021 11:12



2
 1
 2

Rooms: 3

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 210 sqm approx

Agent Comments

Private and secluded at the rear, this sensational 2 bedroom townhouse will brighten your day. Finished in timeless modern style, this bright retreat enjoys a radiant living area, tasteful kitchen/meals (Miele/Bosch/Electrolux appliances) with open laundry area, 2 comfortable bedrooms (BIRs), a sparkling bathroom with abundant storage and a separate toilet. Splashed with glorious sunshine, the east-facing entertainer's courtyard is completely decked with a choice of open air or undercover alfresco living, plus a conversation seating area, planter boxes, a greenhouse and a citrus tree, and there's a pebbled utility area down the side. One of only 3, this boutique abode is complete with Bamboo floors, ducted heating, evaporative cooling, R/C air conditioning, an alarm, a security door and a double auto garage. Walk to Church Street's boutique shops, trendy cafes, cinemas and the train, close to private and public schools, picturesque Landcox Park and the beach.

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending December 2020: \$1,080,000

Comparable Properties



4/86 Martin St BRIGHTON 3186 (REI)

Agent Comments

2
 1
 1

Price: \$985,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Unit

Land Size: 277 sqm approx



1/55 Wilson St BRIGHTON 3186 (VG)

Agent Comments

3
 -
 -

Price: \$950,000

Method: Sale

Date: 21/12/2020

Property Type: Flat/Unit/Apartment (Res)



5/109 Asling St BRIGHTON 3186 (REI)

Agent Comments

 2  2  1

Price: \$935,000

Method: Auction Sale

Date: 20/03/2021

Rooms: 3

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604
