

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

| |
|--|
| 1/878 Hampton Street, Brighton, VIC 3186 |
|--|

Indicative selling price

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

Single price

| |
|--|
| |
|--|

 or range between

| |
|-----------|
| \$900,000 |
|-----------|

 &

| |
|-----------|
| \$990,000 |
|-----------|

Median sale price

Median price

| |
|-------------|
| \$3,180,000 |
|-------------|

 Property type

| |
|-------|
| House |
|-------|

 Suburb

| |
|----------|
| BRIGHTON |
|----------|

Period - From

| |
|------------|
| 08/04/2023 |
|------------|

 to

| |
|------------|
| 07/04/2024 |
|------------|

 Source

| |
|------------|
| core_logic |
|------------|

Comparable property sales

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.

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------------|-------------|--------------|
| 1 | 2/55 Roslyn Street Brighton Vic 3186 | \$977,000 | 2023-11-18 |
| 2 | 3/104 Roslyn Street Brighton Vic 3186 | \$935,000 | 2024-02-19 |
| 3 | 1/5 William Street Brighton Vic 3186 | \$1,030,000 | 2024-02-17 |

This Statement of Information was prepared on:

| |
|------------|
| 08/04/2024 |
|------------|

