

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

15 Hammond Street, Brighton Vic 3186

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$3,210,000 Property Type House Suburb Brighton

Period - From 01/10/2022 to 30/09/2023 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	5/12 St James Park Dr BRIGHTON 3186	\$3,775,000	29/07/2023
2	7 Hector St BRIGHTON 3186	\$3,750,000	05/10/2023
3	28 Seymour Gr BRIGHTON 3186	\$3,500,000	26/05/2023

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:

19/10/2023 13:09



3 4 2

Rooms: 7
Property Type: House (Res)
Land Size: 402 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,850,000
Median House Price
Year ending September 2023: \$3,210,000

Comparable Properties



5/12 St James Park Dr BRIGHTON 3186 (REI/VG)

Agent Comments

4 4 4

Price: \$3,775,000
Method: Private Sale
Date: 29/07/2023
Property Type: House



7 Hector St BRIGHTON 3186 (REI)

Agent Comments

4 3 1

Price: \$3,750,000
Method: Private Sale
Date: 05/10/2023
Property Type: House
Land Size: 511 sqm approx



28 Seymour Gr BRIGHTON 3186 (REI/VG)

Agent Comments

3 3 2

Price: \$3,500,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 697 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372