

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

11/770 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between

\$725,000

&

\$760,000

Median sale price

Median price

\$1,250,000

House

Unit

X

Suburb

Brighton

Period - From

01/07/2017

to

30/09/2017

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	303/380 Bay St BRIGHTON 3186	\$755,000	11/10/2017
2	103 Bay St BRIGHTON 3186	\$712,750	14/06/2017
3	27/16 Warleigh Gr BRIGHTON 3186	\$690,000	28/08/2017

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.



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$725,000 - \$760,000
Median Unit Price
September quarter 2017: \$1,250,000

Comparable Properties



303/380 Bay St BRIGHTON 3186 (REI)

Agent Comments

2 1 1

Price: \$755,000
Method: Private Sale
Date: 11/10/2017
Rooms: -
Property Type: Apartment



103 Bay St BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$712,750
Method: Private Sale
Date: 14/06/2017
Rooms: -
Property Type: Apartment

27/16 Warleigh Gr BRIGHTON 3186 (VG)

Agent Comments

2 - -

Price: \$690,000
Method: Sale
Date: 28/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)