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	3/726 Hampton Street, Brighton Vic 3186

Indicative selling price

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

Range between $1,750,000 & $1,900,000

Median sale price

Median price $1,887,500 Property Type Townhouse Suburb Brighton

Period - From 20/08/2023 to 19/08/2024 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	3/11 New St BRIGHTON 3186	$1,875,000	17/05/2024
2	2/18 Dendy St BRIGHTON 3186	$2,030,000	16/03/2024
3	2/4 Were St BRIGHTON 3186	$2,100,000	28/02/2024

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: 20/08/2024 15:55

HODGES



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,750,000 - $1,900,000
Median Townhouse Price
20/08/2023 - 19/08/2024: $1,887,500

Comparable Properties



3/11 New St BRIGHTON 3186 (REI)

4 2 2

Price: $1,875,000
Method: Sold Before Auction
Date: 17/05/2024
Property Type: Townhouse (Res)

Agent Comments



2/18 Dendy St BRIGHTON 3186 (REI/VG)

3 2 2

Price: $2,030,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Townhouse (Res)
Land Size: 400 sqm approx

Agent Comments



2/4 Were St BRIGHTON 3186 (VG)

3 - -

Price: $2,100,000
Method: Sale
Date: 28/02/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE

propertydata .com.au

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