

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

61B Hodder Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$2,300,000 Property Type House Suburb Brighton East

Period - From 01/10/2023 to 31/12/2023 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	16a Eloura Av BRIGHTON EAST 3187	\$2,230,000	09/12/2023
2	3a Weber St BRIGHTON EAST 3187	\$2,190,000	28/11/2023
3	16b Eloura Av BRIGHTON EAST 3187	\$2,185,000	09/12/2023

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:

25/01/2024 17:49

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

December quarter 2023: \$2,300,000



4 3 3

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



16a Eloura Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,230,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)



3a Weber St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 3

Price: \$2,190,000

Method: Sold Before Auction

Date: 28/11/2023

Property Type: Townhouse (Res)

Land Size: 321 sqm approx



16b Eloura Av BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 2

Price: \$2,185,000

Method: Private Sale

Date: 09/12/2023

Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999