#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	1/103 Dendy Street, Brighton Vic 3186	
Including suburb and		
nostcode		

#### Indicative selling price

Property offered for sale

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

Range between \$1,250,000 & \$1,370,000

#### Median sale price

Median price	\$1,400,000	Pro	perty Type Ur	nit		Suburb	Brighton
Period - From	01/01/2024	to	31/03/2024	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/2 Durrant St BRIGHTON 3186	\$1,325,000	25/03/2024
2	2/16 Montgomery St BRIGHTON EAST 3187	\$1,325,000	03/12/2023
3	4/97 Martin St BRIGHTON 3186	\$1,290,000	12/01/2024

#### 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: 07/05/2024 09:41



### **HODGES**

Danielle Harvey 9596 1111 0433 509 786 dharvey@hodges.com.au

**Indicative Selling Price** \$1,250,000 - \$1,370,000 **Median Unit Price** March quarter 2024: \$1,400,000





Rooms: 5 **Property Type:** 

Flat/Unit/Apartment (Res) Land Size: 157.341 sqm approx

**Agent Comments** 

## Comparable Properties



1/2 Durrant St BRIGHTON 3186 (REI/VG)

Price: \$1,325,000 Method: Private Sale Date: 25/03/2024 Property Type: Unit

**Agent Comments** 

2/16 Montgomery St BRIGHTON EAST 3187

(VG)





Price: \$1,325,000 Method: Sale Date: 03/12/2023

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



4/97 Martin St BRIGHTON 3186 (REI/VG)



Price: \$1,290,000 Method: Private Sale Date: 12/01/2024

Property Type: Townhouse (Single)

**Agent Comments** 

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





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