

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

1/103 Dendy Street, Brighton Vic 3186

Indicative selling price

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 Property Type Unit Suburb Brighton

Period - From 01/01/2024 to 31/03/2024 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	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

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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)

Agent Comments



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

2/16 Montgomery St BRIGHTON EAST 3187 (VG)

Agent Comments



Price: \$1,325,000
Method: Sale
Date: 03/12/2023
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments



Price: \$1,290,000
Method: Private Sale
Date: 12/01/2024
Property Type: Townhouse (Single)

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