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

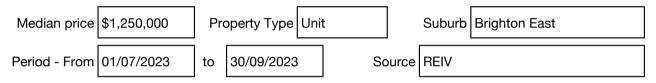
2/82-84 Hodder Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this		

Single price \$895,000

Median sale price



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	5/79 Union St BRIGHTON EAST 3187	\$950,000	12/08/2023
2	2/46 Centre Rd BRIGHTON EAST 3187	\$910,000	06/11/2023
3	44 Grant St BRIGHTON EAST 3187	\$720,000	11/12/2023

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:

20/12/2023 13:11



buxton





Property Type: Unit Agent Comments Indicative Selling Price \$895,000 Median Unit Price September quarter 2023: \$1,250,000

Comparable Properties



5/79 Union St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$950,000 Method: Auction Sale Date: 12/08/2023 Property Type: Unit

2/46 Centre Rd BRIGHTON EAST 3187 (VG)

Agent Comments



Price: \$910,000 Method: Sale Date: 06/11/2023 Property Type: Flat/Unit/Apartment (Res)



44 Grant St BRIGHTON EAST 3187 (REI)



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Agent Comments

Price: \$720,000 Method: Sold Before Auction Date: 11/12/2023 Property Type: House

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