

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 price see consumer.vic.gov.au/underquoting

Single price \$895,000

Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Brighton East

Period - From 01/07/2023

to 30/09/2023

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	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



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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 (RE/VG) **Agent Comments**

2 1 1

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



2/46 Centre Rd BRIGHTON EAST 3187 (VG) **Agent Comments**

2 - -

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



44 Grant St BRIGHTON EAST 3187 (REI) **Agent Comments**

2 1 2

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

Account - Buxton | P: 03 9563 9933