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

16 Violet Crescent, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,800,000		&		\$1,900,000				
Median sale p	rice								
Median price	\$2,475,000	Pro	operty Type	Hou	se		Suburb	Brighton East	
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.

Add	dress of comparable property	Price	Date of sale
1	643 Hampton St BRIGHTON 3186	\$1,900,000	18/12/2023
2	9 Arnot St BRIGHTON EAST 3187	\$1,810,000	09/05/2024
3	14 Lubrano St BRIGHTON EAST 3187	\$1,805,000	06/04/2024

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:

25/05/2024 14:58



HODGES





Property Type: House Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price March quarter 2024: \$2,475,000

Comparable Properties



643 Hampton St BRIGHTON 3186 (REI/VG)



Price: \$1,900,000 Method: Private Sale Date: 18/12/2023 Property Type: House

Agent Comments

Agent Comments



4 → 3 → 5 Price: \$1,810,000 Method: Private Sale Date: 09/05/2024

Property Type: House Land Size: 583 sqm approx



9 Arnot St BRIGHTON EAST 3187 (REI)

14 Lubrano St BRIGHTON EAST 3187 (REI)



Agent Comments

Price: \$1,805,000 Method: Auction Sale Date: 06/04/2024 Property Type: House (Res) Land Size: 667 sqm approx

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



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