Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/249 New Street, Brighton Vic 3186

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price	\$1,200,000]				
Median sale pri	ce	r				

Median price	\$1,400,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/01/2024	to	31/03/2024		So	ource	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	5/7 Bent St BRIGHTON 3186	\$1,285,000	25/11/2023
2	3/44 Durrant St BRIGHTON 3186	\$1,250,000	19/04/2024
3	4/25 Cluden St BRIGHTON EAST 3187	\$1,100,000	22/12/2023

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:

18/05/2024 15:37



HODGES





Property Type: Unit Agent Comments

Indicative Selling Price \$1,200,000 Median Unit Price March quarter 2024: \$1,400,000

Comparable Properties



5/7 Bent St BRIGHTON 3186 (REI/VG)

3/44 Durrant St BRIGHTON 3186 (REI)



Price: \$1,285,000

Method: Sold Before Auction Date: 25/11/2023 Property Type: Unit

Agent Comments

Agent Comments





Price: \$1,250,000 Method: Private Sale Date: 19/04/2024 Property Type: Unit

4/25 Cluden St BRIGHTON EAST 3187 (REI)



Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 22/12/2023 Property Type: Unit

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



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