

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 33 Clinton Street, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,780,000 & \$1,950,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Brighton East

Period - From 01/01/2023 to 31/12/2023 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	9B Hodder St BRIGHTON EAST 3187	\$1,940,000	25/11/2023
2	1/2 Walnut St ORMOND 3204	\$1,910,000	28/10/2023
3	1/13 Murray Rd ORMOND 3204	\$1,895,000	17/11/2023

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.~~

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Property Type: Townhouse (Res)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$1,780,000 - \$1,950,000

Median House Price

Year ending December 2023: \$2,450,000

Comparable Properties



9B Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

3 2 2

Price: \$1,940,000

Method: Private Sale

Date: 25/11/2023

Property Type: Townhouse (Single)

Land Size: 312 sqm approx



1/2 Walnut St ORMOND 3204 (REI/VG)

Agent Comments

4 3 2

Price: \$1,910,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)



1/13 Murray Rd ORMOND 3204 (REI)

Agent Comments

5 4 2

Price: \$1,895,000

Method: Private Sale

Date: 17/11/2023

Property Type: House

Land Size: 410 sqm approx

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