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 22 Loller Street, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gov.au	/underquo	ting		
Single pric	e \$2,490,000						
Median sale p	rice						
Median price	\$2,877,500	Pro	operty Type Hou	ISE		Suburb	Brighton
Period - From	01/07/2023	to	30/09/2023	Sc	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.

Ado	dress of comparable property	Price	Date of sale
1	4 Trafalgar St BRIGHTON 3186	\$2,740,000	23/09/2023
2	7 Chavasse St BRIGHTON 3186	\$2,600,000	06/05/2023
3	7 Loller St BRIGHTON 3186	\$2,405,000	12/08/2023

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.

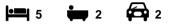
This Statement of Information was prepared on:

16/10/2023 13:45



HODGES





Property Type: House (Res) Agent Comments Indicative Selling Price \$2,490,000 Median House Price September quarter 2023: \$2,877,500

Comparable Properties



4 Trafalgar St BRIGHTON 3186 (REI)

Price: \$2,740,000 Method: Auction Sale Date: 23/09/2023 Property Type: House (Res) Land Size: 519 sqm approx Agent Comments

Agent Comments



7 Chavasse St BRIGHTON 3186 (VG)

Price: \$2,600,000 Method: Sale Date: 06/05/2023 Property Type: House (Res)

Land Size: 350 sqm approx



7 Loller St BRIGHTON 3186 (REI)



Price: \$2,405,000 Method: Auction Sale Date: 12/08/2023 Property Type: House (Res) Land Size: 472 sqm approx Agent Comments

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



propertydata

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