

# 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 Hodder Street, Brighton East Vic 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,511,250 Property Type Unit Suburb Brighton East

Period - From 01/10/2023 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	5/79 Union St BRIGHTON EAST 3187	\$950,000	12/08/2023
2	6/33 Cluden St BRIGHTON EAST 3187	\$900,000	24/08/2023
3	85a Centre Rd BRIGHTON EAST 3187	\$890,000	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: 05/02/2024 09:53



2   -  

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median Unit Price**  
December quarter 2023: \$1,511,250

## Comparable Properties



**5/79 Union St BRIGHTON EAST 3187 (REI/VG)**   **Agent Comments**

2   1   1

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



**6/33 Cluden St BRIGHTON EAST 3187 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 24/08/2023  
**Property Type:** Unit



**85a Centre Rd BRIGHTON EAST 3187 (REI)**   **Agent Comments**

2   2   1

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** Unit

**Account - Buxton** | P: 03 9563 9933