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

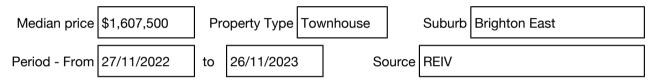
61b Hodder Street, Brighton East Vic 3187

Indicative selling price

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

Single price \$2,200,000

Median sale price



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	23b Billson St BRIGHTON EAST 3187	\$2,300,000	12/11/2023
2	3a Louise St BRIGHTON EAST 3187	\$2,180,000	12/10/2023
3	38b Charles St BRIGHTON EAST 3187	\$2,480,000	07/10/2023

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:

27/11/2023 12:45



61b Hodder Street, Brighton East Vic 3187

🗂 MARSHALLWHITE





Property Type: Townhouse (Res) Agent Comments Rosslyn Mastrangelo 9832 1144 0417 056 174 Rosslyn.Mastrangelo@marshallwhite.com.au

> Indicative Selling Price \$2,200,000 Median Townhouse Price 27/11/2022 - 26/11/2023: \$1,607,500

Comparable Properties



23b Billson St BRIGHTON EAST 3187 (REI)



Price: \$2,300,000 Method: Private Sale Date: 12/11/2023 Property Type: Townhouse (Single)



3a Louise St BRIGHTON EAST 3187 (REI/VG) Agent Comments

Price: \$2,180,000 Method: Auction Sale Date: 12/10/2023 Property Type: Townhouse (Res)



38b Charles St BRIGHTON EAST 3187 (REI)



Agent Comments

Agent Comments

Price: \$2,480,000 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



propertydata

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