

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

Single price \$2,200,000

Median sale price

Median price \$1,607,500

Property Type Townhouse

Suburb Brighton East

Period - From 27/11/2022

to 26/11/2023

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	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

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



4 3 3

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



23b Billson St BRIGHTON EAST 3187 (REI)

Agent Comments

4 4 1

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

4 3 2

Price: \$2,180,000

Method: Auction Sale

Date: 12/10/2023

Property Type: Townhouse (Res)



38b Charles St BRIGHTON EAST 3187 (REI)

Agent Comments

4 2 2

Price: \$2,480,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999



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