

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

Single price \$2,000,000

Median sale price

Median price \$2,300,000

Property Type House

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	61b Hodder St BRIGHTON EAST 3187	\$2,080,000	09/02/2024
2	1a Curzon St BRIGHTON EAST 3187	\$1,975,000	31/10/2023
3	9B Hodder St BRIGHTON EAST 3187	\$1,940,000	25/11/2023

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.~~

This Statement of Information was prepared on:

15/03/2024 17:26



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$2,000,000

Median House Price

December quarter 2023: \$2,300,000

Comparable Properties



61b Hodder St BRIGHTON EAST 3187 (REI)

Agent Comments

4 3 3

Price: \$2,080,000

Method: Private Sale

Date: 09/02/2024

Property Type: Townhouse (Single)



1a Curzon St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

4 2 2

Price: \$1,975,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: Townhouse (Res)

Land Size: 274 sqm approx



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

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