# 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

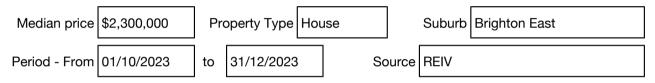
33 Clinton Street, Brighton East Vic 3187

# Indicative selling price

For the meaning o	f this price see	consumer.vic.gov.au/	underquoting

Single price \$2,000,000

#### 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	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



# HODGES





**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)



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



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

Agent Comments

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





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