

# 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

59 Hodder Street, Brighton East Vic 3187

### Indicative selling price

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

Range between \$1,830,000

&

\$2,000,000

### Median sale price

Median price \$2,355,000

Property Type House

Suburb Brighton East

Period - From 01/04/2023

to

30/06/2023

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	3 Garden Av BRIGHTON EAST 3187	\$2,500,000	15/09/2023
2	17 Burwah Av BRIGHTON EAST 3187	\$2,100,000	02/07/2023
3	4 Parker St BRIGHTON EAST 3187	\$2,070,000	22/09/2023

**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:

03/10/2023 16:13

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**Indicative Selling Price**

\$1,830,000 - \$2,000,000

**Median House Price**

June quarter 2023: \$2,355,000



3 1 2

**Property Type:** House

**Land Size:** 676 sqm approx

**Agent Comments**

## Comparable Properties



**3 Garden Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 2 3

**Price:** \$2,500,000

**Method:** Sold Before Auction

**Date:** 15/09/2023

**Property Type:** House

**Land Size:** 651 sqm approx



**17 Burwah Av BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 1 2

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 02/07/2023

**Property Type:** House



**4 Parker St BRIGHTON EAST 3187 (REI)**

**Agent Comments**

3 1 2

**Price:** \$2,070,000

**Method:** Sold Before Auction

**Date:** 22/09/2023

**Property Type:** House (Res)

**Land Size:** 715 sqm approx

**Account - Marshall White** | P: 03 9822 9999