### 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

1/252 South Road, Brighton East Vic 3187

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,350,0	00		
Median sale p	price							
Median price	\$2,720,000	Pro	operty Type	Hou	se		Suburb	Brighton East
Period - From	01/07/2023	to	30/09/2023	5	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/95 Thomas St HAMPTON 3188	\$1,372,000	26/08/2023
2	2b Ratho Av BRIGHTON EAST 3187	\$1,350,000	16/08/2023
3	637 Hampton St BRIGHTON 3186	\$1,342,500	03/06/2023

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:

17/10/2023 10:51



# HODGES





Rooms: 6 Property Type: House Land Size: 477 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price September quarter 2023: \$2,720,000

## **Comparable Properties**



1/95 Thomas St HAMPTON 3188 (REI)



Price: \$1,372,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res) Agent Comments



2b Ratho Av BRIGHTON EAST 3187 (REI/VG) Ag

Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 16/08/2023 Property Type: Townhouse (Single)

637 Hampton St BRIGHTON 3186 (VG)

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Agent Comments



Method: Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 268 sqm approx

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



propertydata

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