

# 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

24a Hodder Street, Brighton East Vic 3187

### Indicative selling price

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

Range between

\$1,950,000

&

\$2,145,000

### Median sale price

Median price

\$1,380,000

Property Type

Unit

Suburb

Brighton East

Period - From

01/07/2021

to

30/09/2021

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	27 Centre Rd BRIGHTON EAST 3187	\$1,967,000	06/08/2021
2	76B Hodder St BRIGHTON EAST 3187	\$1,961,000	15/06/2021
3	22 Rogers Av BRIGHTON EAST 3187	\$1,950,000	14/05/2021

**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:

03/11/2021 17:04

24a Hodder Street, Brighton East Vic 3187

**Jellis  
Craig**

Nick Renna

9593 4500

0411 551 190

nickrenna@jellisrcraig.com.au

**Indicative Selling Price**

\$1,950,000 - \$2,145,000

**Median Unit Price**

September quarter 2021: \$1,380,000

 4  3  2

**Property Type:** Townhouse

**Land Size:** 350 sqm approx

Agent Comments

## Comparable Properties



**27 Centre Rd BRIGHTON EAST 3187 (REI/VG)** Agent Comments

 4  -  2

**Price:** \$1,967,000

**Method:** Sold Before Auction

**Date:** 06/08/2021

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 307 sqm approx



**76B Hodder St BRIGHTON EAST 3187 (REI/VG)**

Agent Comments

 4  3  1

**Price:** \$1,961,000

**Method:** Sold Before Auction

**Date:** 15/06/2021

**Property Type:** Townhouse (Res)

**Land Size:** 360 sqm approx



**22 Rogers Av BRIGHTON EAST 3187 (REI/VG)** Agent Comments

 4  3  2

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 14/05/2021

**Property Type:** Townhouse (Single)

**Land Size:** 340 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604



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