

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

3/21 Hodder Street, Brighton East Vic 3187

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,250,000

Property Type

Unit

Suburb

Brighton East

Period - From

01/07/2023

to

30/09/2023

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	21 Burwah Av BRIGHTON EAST 3187	\$1,450,000	09/09/2023
2	56a Hodder St BRIGHTON EAST 3187	\$1,385,000	24/05/2023
3	10/58 Cluden St BRIGHTON EAST 3187	\$1,325,000	26/09/2023

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:

15/11/2023 12:27

3/21 Hodder Street, Brighton East Vic 3187

**Jellis
Craig**

Gavin van Rooyen

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

September quarter 2023: \$1,250,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



21 Burwah Av BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,450,000

Method: Sold Before Auction

Date: 09/09/2023

Property Type: House (Res)

Land Size: 342 sqm approx



56a Hodder St BRIGHTON EAST 3187 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,385,000

Method: Private Sale

Date: 24/05/2023

Property Type: Townhouse (Single)

Land Size: 340 sqm approx



10/58 Cluden St BRIGHTON EAST 3187 (REI) **Agent Comments**

3 2 2

Price: \$1,325,000

Method: Private Sale

Date: 26/09/2023

Property Type: Townhouse (Res)

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



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