

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

78 Hodder Street, Brighton East Vic 3187

Indicative selling price

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

Range between \$2,800,000 & \$2,950,000

Median sale price

Median price \$2,215,000 Property Type House Suburb Brighton East

Period - From 01/04/2021 to 30/06/2021 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	22 Asling St BRIGHTON 3186	\$3,000,000	10/04/2021
2	12 Rose St BENTLEIGH 3204	\$2,786,000	21/03/2021
3	60 Marriage Rd BRIGHTON EAST 3187	\$2,900,000	20/03/2021

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:

03/08/2021 14:04



 4  2  3

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



22 Asling St BRIGHTON 3186 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,000,000

Method: Private Sale

Date: 10/04/2021

Property Type: House

Land Size: 885 sqm approx



12 Rose St BENTLEIGH 3204 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,786,000

Method: Auction Sale

Date: 21/03/2021

Property Type: House (Res)

Land Size: 794 sqm approx



60 Marriage Rd BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 5  3  3

Price: \$2,900,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 600 sqm approx