

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 2a 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)

Single price \$ or range between \$1,750,000 & \$1,850,000

## Median sale price

Median price \$1,550,000 Property type Townhouse Suburb Brighton East

Period - From 25/05/2020 to 24/05/2021 Source REIV

## Comparable property sales

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
1a Hodder Street, Brighton East VIC 3187	\$2,000,000	27/03/2021
12a Pleasance Street , Bentleigh VIC 3204	\$2,000,000	18/05/2021
22 Rogers Avenue, Brighton East VIC 3187	\$1,950,000	14/05/2021

This Statement of Information was prepared on: 25/05/2021