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	9 Hope Street, Brighton East Vic 3187

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $1,555,000 Property Type Townhouse Suburb Brighton East

Period - From 22/08/2023 to 21/08/2024 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	17a Bright St BRIGHTON EAST 3187	$1,625,000	08/06/2024
2	137b Marriage Rd BRIGHTON EAST 3187	$1,625,000	13/04/2024
3	15 Ludbrook Av CAULFIELD SOUTH 3162	$1,620,000	25/03/2024

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: 22/08/2024 09:54

9 Hope Street, Brighton East Vic 3187

Simone Howell
91941200
0419 542 978
simonehowell@jelliscraig.com.au



3 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,600,000 - $1,750,000
Median Townhouse Price
22/08/2023 - 21/08/2024: $1,555,000

Comparable Properties



17a Bright St BRIGHTON EAST 3187 (REI)

3 2 2

Price: $1,625,000
Method: Private Sale
Date: 08/06/2024
Property Type: Townhouse (Single)

Agent Comments



137b Marriage Rd BRIGHTON EAST 3187 (REI/VG)

4 2 3

Price: $1,625,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Townhouse (Res)
Land Size: 364 sqm approx

Agent Comments



15 Ludbrook Av CAULFIELD SOUTH 3162 (REI/VG)

3 2 2

Price: $1,620,000
Method: Private Sale
Date: 25/03/2024
Property Type: Townhouse (Single)
Land Size: 327 sqm approx

Agent Comments

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