

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

29 Bridge Street, Brighton Vic 3186

Indicative selling price

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

Single price \$2,200,000

Median sale price

Median price \$1,394,500

Property Type Unit

Suburb Brighton

Period - From 01/04/2024

to 30/06/2024

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.

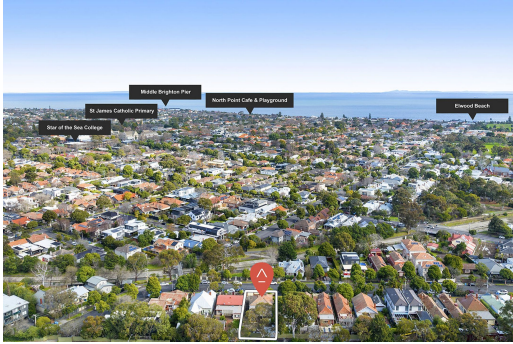
	Address of comparable property	Price	Date of sale
1	28 Gough St ELSTERNWICK 3185	\$2,250,000	14/04/2024
2	422a St Kilda St BRIGHTON 3186	\$2,200,000	14/03/2024
3	10 Bent St BRIGHTON 3186	\$2,250,000	02/03/2024

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:

24/08/2024 13:39



4
 2
 2

Property Type: House
Land Size: 580 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000
Median Unit Price
 June quarter 2024: \$1,394,500

Comparable Properties



28 Gough St ELSTERNWICK 3185 (REI/VG)

Agent Comments

4
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 2

Price: \$2,250,000
Method: Private Sale
Date: 14/04/2024
Property Type: House (Res)
Land Size: 628 sqm approx



422a St Kilda St BRIGHTON 3186 (REI/VG)

Agent Comments

3
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 3

Price: \$2,200,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 665 sqm approx



10 Bent St BRIGHTON 3186 (REI/VG)

Agent Comments

4
 2
 2

Price: \$2,250,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 600 sqm approx