

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

27a Oak Grove, Brighton Vic 3186

Indicative selling price

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

Range between \$2,490,000

&

\$2,650,000

Median sale price

Median price \$1,850,000

Property Type Townhouse

Suburb Brighton

Period - From 17/07/2023

to 16/07/2024

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 | 38a Drake St BRIGHTON 3186 | \$2,587,500 | 06/07/2024 |
| 2 | 43 Head St BRIGHTON 3186 | \$2,530,000 | 04/05/2024 |
| 3 | 1/17 Warriston St BRIGHTON 3186 | \$2,500,000 | 28/05/2024 |

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:

17/07/2024 18:11

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Indicative Selling Price

\$2,495,000 - \$2,650,000

Median Townhouse Price

17/07/2023 - 16/07/2024: \$1,850,000



3 2.5 2

Property Type: Townhouse

Agent Comments

Comparable Properties



38a Drake St BRIGHTON 3186 (REI)

Agent Comments

4 2 2

Price: \$2,587,500

Method: Auction Sale

Date: 06/07/2024

Property Type: House (Res)



43 Head St BRIGHTON 3186 (REI)

Agent Comments

3 2 2

Price: \$2,530,000

Method: Private Sale

Date: 04/05/2024

Property Type: Townhouse (Single)



1/17 Warriston St BRIGHTON 3186 (REI/VG)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Private Sale

Date: 28/05/2024

Property Type: Townhouse (Res)

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840