

# 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

20/49 Head Street, Brighton Vic 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,350,000

### Median sale price

Median price

\$1,310,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2023

to

30/06/2023

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	2/87 Ormond Rd ELWOOD 3184	\$1,400,000	27/05/2023
2	2/305 St Kilda St BRIGHTON 3186	\$1,380,000	24/03/2023
3	3/51 Spray St ELWOOD 3184	\$1,350,000	28/08/2023

**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:

11/09/2023 12:38



3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,350,000

**Median Unit Price**

June quarter 2023: \$1,310,000

## Comparable Properties



**2/87 Ormond Rd ELWOOD 3184 (REI)**

Agent Comments

2   2   1

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** Townhouse (Single)



**2/305 St Kilda St BRIGHTON 3186 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,380,000

**Method:** Private Sale

**Date:** 24/03/2023

**Property Type:** Townhouse (Single)



**3/51 Spray St ELWOOD 3184 (REI)**

Agent Comments

3   2   1

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 28/08/2023

**Property Type:** Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372