## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 20/49 Head Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Single price	e \$1,350,000							
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Unit	t		Suburb	Brighton
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress 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









**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)



Price: \$1,400,000 Method: Auction Sale Date: 27/05/2023 Property Type: Townhouse (Single) Agent Comments

Agent Comments



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

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Price: \$1,380,000 Method: Private Sale Date: 24/03/2023 Property Type: Townhouse (Single)



3/51 Spray St ELWOOD 3184 (REI)

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Price: \$1,350,000 Method: Private Sale Date: 28/08/2023 Property Type: Apartment Agent Comments

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





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