

# 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

3/44 Durrant 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,300,000 Property Type Unit Suburb Brighton

Period - From 21/02/2023 to 20/02/2024 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	4/44 Durrant St BRIGHTON 3186	\$1,400,000	15/02/2024
2	3/343 St Kilda St BRIGHTON 3186	\$1,335,000	28/10/2023
3			

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:

21/02/2024 19:18

3/44 Durrant Street, Brighton Vic 3186

**Jellis  
Craig**

Melina Scriva  
9194 1200  
0419 348 606

melinascriva@jellisrcraig.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Unit Price**

21/02/2023 - 20/02/2024: \$1,300,000



 3  1  1

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**4/44 Durrant St BRIGHTON 3186 (REI)**

**Agent Comments**

 3  1  1

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

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** Unit



**3/343 St Kilda St BRIGHTON 3186 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,335,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

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.

**Account - Jellis Craig | P: 03 9194 1200**



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