

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

11/297-299 St Kilda Street, Brighton Vic 3186

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$1,312,500

Property Type Unit

Suburb Brighton

Period - From 01/10/2022

to 31/12/2022

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	117/26 Warleigh Gr BRIGHTON 3186	\$725,000	24/11/2022
2	301/437 Bay St BRIGHTON 3186	\$710,000	16/12/2022
3	1/73 Alma Rd ST KILDA 3182	\$675,000	17/12/2022

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:

31/01/2023 13:47



2 1 2

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

December quarter 2022: \$1,312,500

Comparable Properties



117/26 Warleigh Gr BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$725,000

Method: Private Sale

Date: 24/11/2022

Property Type: Apartment



301/437 Bay St BRIGHTON 3186 (REI)

Agent Comments

2 2 1

Price: \$710,000

Method: Private Sale

Date: 16/12/2022

Property Type: Apartment



1/73 Alma Rd ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$675,000

Method: Auction Sale

Date: 17/12/2022

Rooms: 4

Property Type: Apartment