

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

318 St Kilda Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,825,000

&

\$1,900,000

Median sale price

Median price \$2,800,000

Property Type House

Suburb Brighton

Period - From 03/08/2019

to

02/08/2020

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 Maroona Rd BRIGHTON 3186	\$2,060,000	15/04/2020
2	85 Gardenvale Rd GARDENVALE 3185	\$1,900,000	04/05/2020
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:

03/08/2020 17:59

Simone Chin

03 9553 8300

0403 857 266

simone@nickjohnstone.com.au

Indicative Selling Price

\$1,825,000 - \$1,900,000

Median House Price

03/08/2019 - 02/08/2020: \$2,800,000



 4  2  2

Property Type: House (Previously Occupied - Detached)

Land Size: 606 sqm approx

Agent Comments

Comparable Properties



2 Maroona Rd BRIGHTON 3186 (REI)

Agent Comments

 4  2  1

Price: \$2,060,000

Method: Private Sale

Date: 15/04/2020

Property Type: House



85 Gardenvale Rd GARDENVALE 3185 (REI)

Agent Comments

 -  -  -

Price: \$1,900,000

Method: Private Sale

Date: 04/05/2020

Property Type: Land

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.