

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

14 Parliament Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$2,395,000

Median sale price

Median price

\$3,255,000

Property Type

House

Suburb

Brighton

Period - From

01/04/2023

to

31/03/2024

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	1a Laburnum Ct BRIGHTON 3186	\$2,400,000	01/12/2023
2	1/34 Elm Gr BRIGHTON 3186	\$2,290,000	13/12/2023
3	1a Carpenter St BRIGHTON 3186	\$2,280,000	02/02/2024

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:

19/04/2024 11:25



 3
  2
  1

Property Type: House
Land Size: 342 sqm approx
Agent Comments

Indicative Selling Price

\$2,395,000

Median House Price

Year ending March 2024: \$3,255,000

Comparable Properties



1a Laburnum Ct BRIGHTON 3186 (VG)

Agent Comments

 3
  -
  -

Price: \$2,400,000

Method: Sale

Date: 01/12/2023

Property Type: House (Res)

Land Size: 380 sqm approx



1/34 Elm Gr BRIGHTON 3186 (REI)

Agent Comments

 3
  2
  2

Price: \$2,290,000

Method: Private Sale

Date: 13/12/2023

Property Type: Apartment



1a Carpenter St BRIGHTON 3186 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$2,280,000

Method: Private Sale

Date: 02/02/2024

Property Type: House

Land Size: 319 sqm approx

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