Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	14 Parliament Street, Brighton Vic 3186
Including suburb and	
postcode	

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	Pro	perty 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

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



Date of sale











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)





Price: \$2,400,000 Method: Sale Date: 01/12/2023

Property Type: House (Res) Land Size: 380 sqm approx

Agent Comments



1/34 Elm Gr BRIGHTON 3186 (REI)





Price: \$2,290,000 Method: Private Sale Date: 13/12/2023

Property Type: Apartment

Agent Comments



1a Carpenter St BRIGHTON 3186 (REI/VG)

--3



Price: \$2,280,000 Method: Private Sale Date: 02/02/2024

Property Type: House Land Size: 319 sqm approx Agent Comments

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





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