

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

20/49 Head Street, Brighton Vic 3186

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,310,000

Property Type

Unit

Suburb

Brighton

Period - From

01/04/2023

to

30/06/2023

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	2/305 St Kilda St BRIGHTON 3186	\$1,380,000	24/03/2023
2	3/51 Spray St ELWOOD 3184	\$1,350,000	28/08/2023
3	1/37 Ormond Esp ELWOOD 3184	\$1,350,000	17/06/2023

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:

21/09/2023 14:08



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,300,000

Median Unit Price

June quarter 2023: \$1,310,000

Comparable Properties



2/305 St Kilda St BRIGHTON 3186 (REI/VG)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Private Sale

Date: 24/03/2023

Property Type: Townhouse (Single)



3/51 Spray St ELWOOD 3184 (REI)

Agent Comments

3 2 1

Price: \$1,350,000

Method: Private Sale

Date: 28/08/2023

Property Type: Apartment



1/37 Ormond Esp ELWOOD 3184 (REI)

Agent Comments

2 1 2

Price: \$1,350,000

Method: Auction Sale

Date: 17/06/2023

Property Type: Apartment

Land Size: 214 sqm approx

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