

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

3/301 St Kilda Street, Brighton, VIC 3186

Indicative selling price

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

Single price

or range between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$

Property type

Other

Suburb

BRIGHTON

Period - From

19/04/2023

to

18/04/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	3/32 Bay Street Brighton Vic 3186	\$1,350,000	2023-10-21
2	1/2 Durrant Street Brighton Vic 3186	\$1,325,000	2024-03-25
3	3/343 St Kilda Street Brighton Vic 3186	\$1,355,000	2023-10-28

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on:

19/04/2024