## 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

5/270 St Kilda Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	consun	ner.vic.go	v.au/	underquot	ing		
Range betweer	n \$870,000		&		\$940,000			
Median sale p	rice							
Median price	\$1,085,000	Prope	erty Type	Unit			Suburb	Brighton
Period - From	01/10/2023	to 31	1/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/122 North Rd BRIGHTON 3186	\$935,000	09/11/2023
2	9/7 Keith Ct BRIGHTON 3186	\$880,000	08/11/2023
3	5/8 Manor St BRIGHTON 3186	\$880,000	31/07/2023

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:

23/01/2024 11:54





Agil Saibo



**Property Type:** Apartment Agent Comments

9194 1200 0434 148 809 aqilsaibo@jelliscraig.com.au Indicative Selling Price

\$870,000 - \$940,000 **Median Unit Price** December quarter 2023: \$1,085,000

# **Comparable Properties**



8/122 North Rd BRIGHTON 3186 (REI)



Price: \$935,000 Method: Auction Sale Date: 09/11/2023 Property Type: Apartment Agent Comments

Agent Comments



2 1 1 Price: \$880,000

9/7 Keith Ct BRIGHTON 3186 (REI)



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5/8 Manor St BRIGHTON 3186 (REI/VG)



Agent Comments



Price: \$880,000 Method: Sold Before Auction Date: 31/07/2023 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9194 1200



propertydata

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