## 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	2/41 Kinane Street, Brighton Vic 3186
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

#### Median sale price

Median price	\$1,355,000	Pro	perty Type	Jnit		Suburb	Brighton
Period - From	01/01/2025	to	31/03/2025		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

1	3/18 Kinane St BRIGHTON 3186	\$1,160,000	14/12/2024
2	5/21 Cluden St BRIGHTON EAST 3187	\$1,203,000	04/12/2024
3	1/67 William St BRIGHTON 3186	\$1,200,000	13/11/2024

#### 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:	29/04/2025 12:13



Date of sale



Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

\$1,150,000 - \$1,250,000 **Median Unit Price** March quarter 2025: \$1,355,000

**Indicative Selling Price** 

Property Type: Unit **Agent Comments** 



# Comparable Properties

3/18 Kinane St BRIGHTON 3186 (REI/VG)

**Agent Comments** 

Price: \$1,160,000 Method: Auction Sale Date: 14/12/2024 Property Type: Unit



5/21 Cluden St BRIGHTON EAST 3187 (REI/VG)

Price: \$1,203,000

Method: Sold Before Auction

Date: 04/12/2024 Property Type: Unit Agent Comments



1/67 William St BRIGHTON 3186 (REI/VG)

Price: \$1,200,000 Method: Private Sale

Date: 13/11/2024 Property Type: Unit **Agent Comments** 

Account - Jellis Craig | P: 03 9194 1200





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