Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

103/29 Oakwood Avenue, Brighton Vic 3186

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,000,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$1,400,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/34 Elm Gr BRIGHTON 3186	\$2,290,000	13/12/2023
2	105/495 Glen Huntly Rd ELSTERNWICK 3185	\$2,125,000	16/12/2023
3	104/29 Oakwood Av BRIGHTON 3186	\$2,050,000	15/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

10/05/2024 17:16









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$2,000,000 - \$2,100,000 Median Unit Price March quarter 2024: \$1,400,000

Comparable Properties



1/34 Elm Gr BRIGHTON 3186 (REI)



Price: \$2,290,000 Method: Private Sale Date: 13/12/2023 Property Type: Apartment Agent Comments



105/495 Glen Huntly Rd ELSTERNWICK 3185 Agent Comments (REI/VG)



Price: \$2,125,000 Method: Private Sale Date: 16/12/2023 Property Type: Apartment



104/29 Oakwood Av BRIGHTON 3186 (REI/VG) Agent Comments



Price: \$2,050,000 Method: Private Sale Date: 15/02/2024 Property Type: Apartment

Account - Atria Real Estate



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