

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 consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,400,000 Property Type Unit Suburb Brighton

Period - From 01/01/2024 to 31/03/2024 Source 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.

	Address 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



3 2 2

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)

Agent Comments

3 2 2

Price: \$2,290,000

Method: Private Sale

Date: 13/12/2023

Property Type: Apartment



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

Agent Comments

3 2 2

Price: \$2,125,000

Method: Private Sale

Date: 16/12/2023

Property Type: Apartment



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

Agent Comments

3 2 2

Price: \$2,050,000

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment

Account - Atria Real Estate