

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

104/29 Oakwood Avenue, Brighton Vic 3186

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$1,310,000 Property Type Unit Suburb Brighton

Period - From 01/04/2023 to 30/06/2023 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	Date of sale
1	203/74 Well St BRIGHTON 3186	\$2,400,000	05/07/2023
2	2/320 St Kilda St BRIGHTON 3186	\$2,300,000	04/04/2023
3			

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:

31/07/2023 13:45

Sarah Korbel

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Indicative Selling Price

\$2,100,000 - \$2,200,000

Median Unit Price

June quarter 2023: \$1,310,000



 3  2  2

Property Type:

Land Size: 165m2 sqm approx

Agent Comments

Comparable Properties



203/74 Well St BRIGHTON 3186 (REI)

Agent Comments

 3  3  2

Price: \$2,400,000

Method: Private Sale

Date: 05/07/2023

Property Type: Apartment

2/320 St Kilda St BRIGHTON 3186 (VG)

Agent Comments

 3  -  -

Price: \$2,300,000

Method: Sale

Date: 04/04/2023

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400