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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$2,100,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/04/2023	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



104/29 Oakwood Avenue, Brighton Vic 3186

NICK JOHNSTONE



Property Type: Land Size: 165m2 sqm approx Agent Comments Sarah Korbel 03 9553 8300 0415 393 898 sarah@nickjohnstone.com.au

Indicative Selling Price \$2,100,000 - \$2,200,000 Median Unit Price June quarter 2023: \$1,310,000

Comparable Properties



203/74 Well St BRIGHTON 3186 (REI) |===| 3 🚔 3 🏳 2

Price: \$2,400,000 Method: Private Sale Date: 05/07/2023 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$2,300,000 Method: Sale Date: 04/04/2023 Property Type: Flat/Unit/Apartment (Res)

2/320 St Kilda St BRIGHTON 3186 (VG)

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

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