

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

13/10 St Andrews Street, Brighton Vic 3186

Indicative selling price

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

Range between \$2,050,000 & \$2,250,000

Median sale price

Median price \$1,917,500 Property Type Townhouse Suburb Brighton

Period - From 05/03/2023 to 04/03/2024 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 | 102/32 Black St BRIGHTON 3186 | \$2,230,000 | 16/02/2024 |
| 2 | | | |
| 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: 05/03/2024 13:08

Mandy Engelhardt
03 9521 9800
0439 483 024

mandy.engelhardt@belleproperty.com

Indicative Selling Price

\$2,050,000 - \$2,250,000

Median Townhouse Price

05/03/2023 - 04/03/2024: \$1,917,500



2 2 2

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Views across St Andrews Church Spacious entertaining terrace with alfresco Additional storage

Comparable Properties



102/32 Black St BRIGHTON 3186 (REI)

Agent Comments

2 2 2

Price: \$2,230,000

Method: Private Sale

Date: 16/02/2024

Property Type: Apartment

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840