

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

14 Parliament Street, Brighton Vic 3186

Indicative selling price

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

Single price \$2,445,000

Median sale price

Median price \$3,162,750

Property Type House

Suburb Brighton

Period - From 01/01/2023

to 31/12/2023

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	431 New St BRIGHTON 3186	\$2,530,000	23/03/2024
2	1a Laburnum Ct BRIGHTON 3186	\$2,400,000	01/12/2023
3	1/34 Elm Gr BRIGHTON 3186	\$2,290,000	13/12/2023

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:

04/04/2024 12:05



 3
  2
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,445,000

Median House Price

Year ending December 2023: \$3,162,750

Comparable Properties



431 New St BRIGHTON 3186 (REI)

Agent Comments

 5
  3
  3

Price: \$2,530,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 495 sqm approx



1a Laburnum Ct BRIGHTON 3186 (VG)

Agent Comments

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Price: \$2,400,000

Method: Sale

Date: 01/12/2023

Property Type: House (Res)

Land Size: 380 sqm approx



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

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372