Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,290,000

Property offered for sale

Including suburb and postcode	Including suburb and	14 Parliament Street, Brighton Vic 3186
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Indicative selling price

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

Single price \$2,445,000

1/34 Elm Gr BRIGHTON 3186

Median sale price

Median price	\$3,162,750	Pro	perty 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.

Add	lress 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

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



13/12/2023











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)





Price: \$2,530,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 495 sqm approx

Agent Comments



1a Laburnum Ct BRIGHTON 3186 (VG)





Price: \$2,400,000 Method: Sale Date: 01/12/2023

Property Type: House (Res) Land Size: 380 sqm approx Agent Comments



1/34 Elm Gr BRIGHTON 3186 (REI)





Price: \$2,290,000 Method: Private Sale Date: 13/12/2023

Property Type: Apartment

Agent Comments

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





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