

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

20/49 Head Street, Brighton Vic 3186

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,955,000 Property Type Townhouse Suburb Brighton

Period - From 18/07/2022 to 17/07/2023 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	205 Brighton Rd ELWOOD 3184	\$1,390,000	20/04/2023
2	2/305 St Kilda St BRIGHTON 3186	\$1,380,000	24/03/2023
3	19 Broadway ELWOOD 3184	\$1,360,000	22/04/2023

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:

18/07/2023 09:46



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Townhouse Price

18/07/2022 - 17/07/2023: \$1,955,000

Comparable Properties



205 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$1,390,000

Method: Private Sale

Date: 20/04/2023

Property Type: House



2/305 St Kilda St BRIGHTON 3186 (REI/VG)

Agent Comments

3
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 2

Price: \$1,380,000

Method: Private Sale

Date: 24/03/2023

Property Type: Townhouse (Single)



19 Broadway ELWOOD 3184 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,360,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 142 sqm approx

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