## 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

3/2d Dendy Street, Brighton Vic 3186

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	en \$4,600,000		&		\$4,800,000			
Median sale p	rice							
Median price	\$1,263,000	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/01/2023	to	31/12/2023		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 six months 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	3/174 Esplanade BRIGHTON 3186	\$5,300,000	20/12/2023
2	1/9 St Ninians Ct BRIGHTON 3186	\$4,975,000	23/10/2023
3	4/2d Dendy St BRIGHTON 3186	\$4,840,000	25/09/2023

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:

06/02/2024 12:40







Property Type: Apartment Agent Comments Indicative Selling Price \$4,600,000 - \$4,800,000 Median Unit Price Year ending December 2023: \$1,263,000

# **Comparable Properties**

3/174 Esplanade BRIGHTON 3186 (REI) 3 4 2 Price: \$5,300,000 Method: Private Sale Date: 20/12/2023 Property Type: Apartment	Agent Comments Water views, much older building, less accommodation
1/9 St Ninians Ct BRIGHTON 3186 (REI/VG) 4  3  6  3 Price: \$4,975,000 Method: Private Sale Date: 23/10/2023 Property Type: Apartment	Agent Comments Golden mile, more apartments in larger complex, — much older internally, no views
4/2d Dendy St BRIGHTON 3186 (REI) 3 4 3 3 3 4 3 3 Price: \$4,840,000 Method: Private Sale Date: 25/09/2023 Property Type: Apartment Land Size: 403 sqm approx	Agent Comments South facing, larger rooftop terrace

#### Account - Marshall White | P: 03 9822 9999



propertydata

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