

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 between \$4,600,000 & \$4,800,000

Median sale price

Median price \$1,263,000 Property Type Unit 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	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



3 3 3

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

Agent Comments

Water views, much older building, less accommodation

Price: \$5,300,000

Method: Private Sale

Date: 20/12/2023

Property Type: Apartment



1/9 St Ninians Ct BRIGHTON 3186 (REI/VG)

4 3 3

Agent Comments

Golden mile, more apartments in larger complex, much older internally, no views

Price: \$4,975,000

Method: Private Sale

Date: 23/10/2023

Property Type: Apartment



4/2d Dendy St BRIGHTON 3186 (REI)

3 4 3

Agent Comments

South facing, larger rooftop terrace

Price: \$4,840,000

Method: Private Sale

Date: 25/09/2023

Property Type: Apartment

Land Size: 403 sqm approx

Account - Marshall White | P: 03 9822 9999