## 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

3/343 St Kilda Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,312,500	Pro	operty Type	Unit			Suburb	Brighton
Period - From	01/07/2022	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	3/51 Spray St ELWOOD 3184	\$1,350,000	28/08/2023
2	20/49 Head St BRIGHTON 3186	\$1,300,000	30/09/2023
3	3/27 Foam St ELWOOD 3184	\$1,275,000	23/05/2023

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:

05/10/2023 17:53



## WHIJEFOX





**Property Type:** Agent Comments Peter Zervas 9068 4850 0405 682 173 peterz@whitefoxrealestate.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Unit Price Year ending June 2023: \$1,312,500

# **Comparable Properties**



3/51 Spray St ELWOOD 3184 (REI)

Price: \$1,350,000 Method: Private Sale Date: 28/08/2023 Property Type: Apartment Agent Comments

Agent Comments

20/49 Head St BRIGHTON 3186 (REI)



Price: \$1,300,000 Method: Private Sale Date: 30/09/2023 Property Type: Townhouse (Single)



3/27 Foam St ELWOOD 3184 (REI/VG)



EI/VG) Agent Comments

Price: \$1,275,000 Method: Private Sale Date: 23/05/2023 Property Type: Townhouse (Res)

#### Account - Whitefox Real Estate | P: 96459699





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